



Rehab of Quadplex:  
**Charter Township of Comstock**  
 864 Lombard Street, Kalamazoo, MI 49048

Rev. Date: \_\_\_\_\_  
 Rev. Date: \_\_\_\_\_  
 Rev. Date: \_\_\_\_\_  
 Rev. Date: \_\_\_\_\_  
 Rev. Date: \_\_\_\_\_  
 Issue Date: 06-03-2024

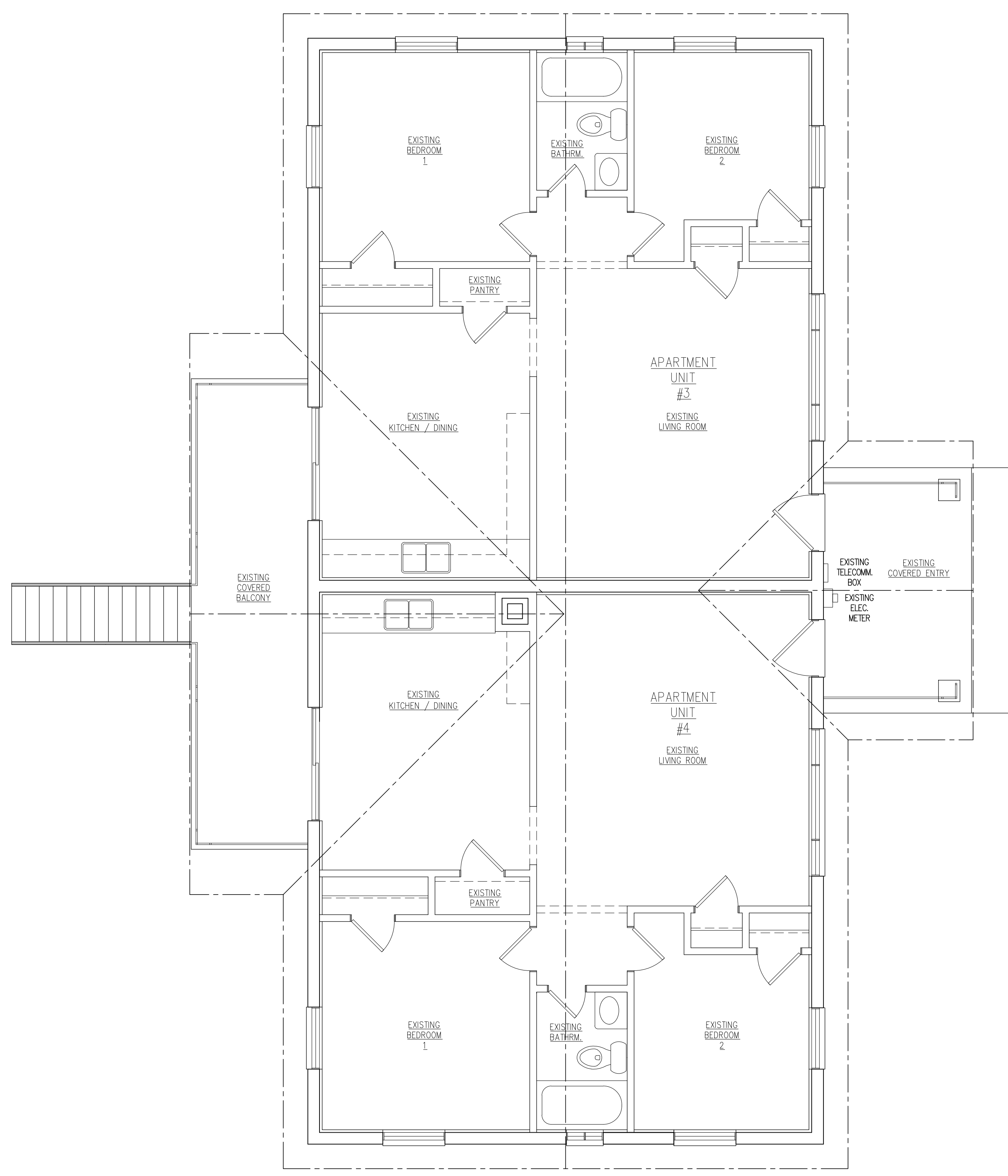
Schley Nelson Architects  
 Project No.

**23-134**

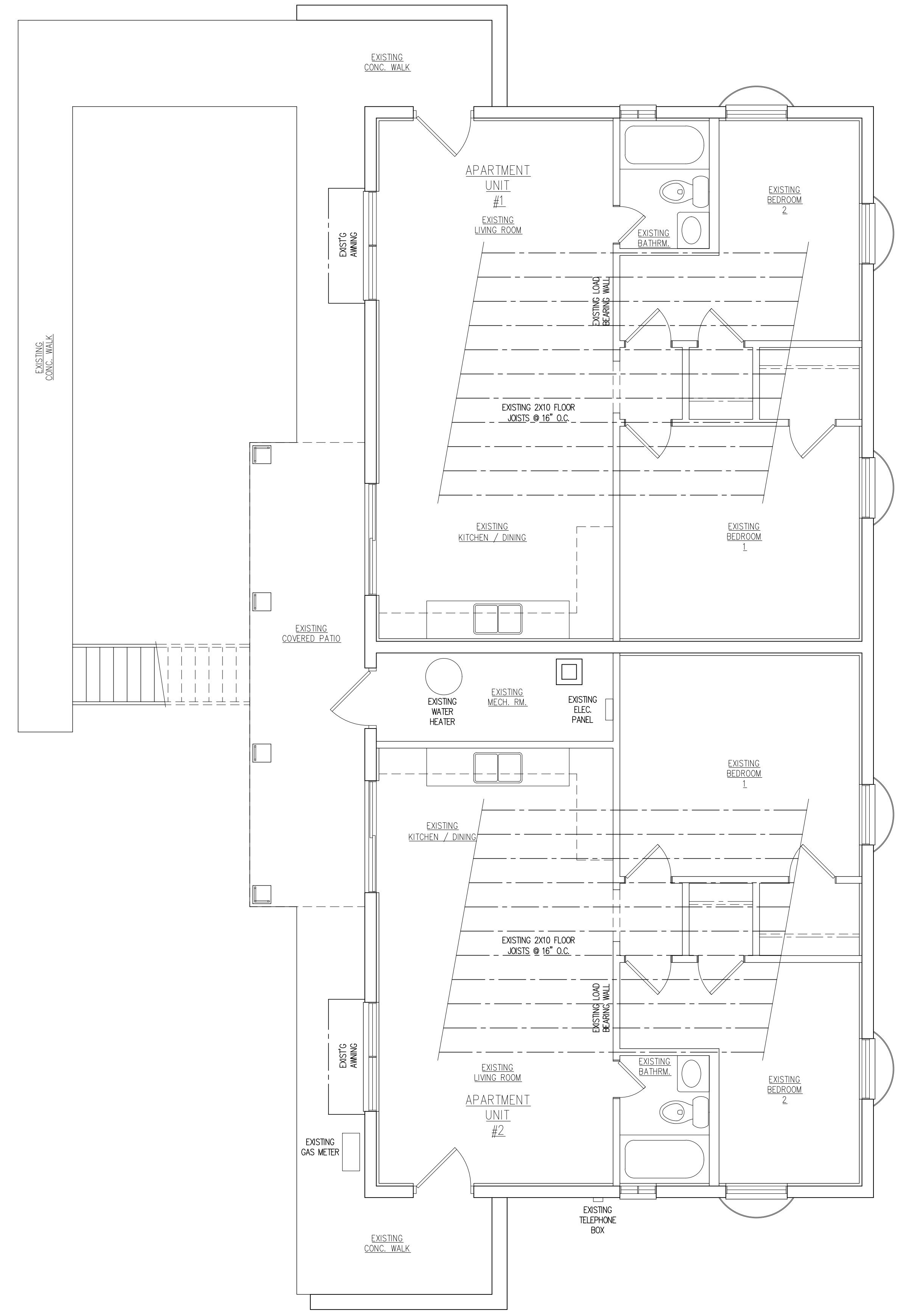
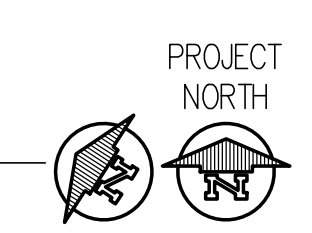
Sheet Name:  
 EXISTING FLOOR PLANS  
 FOR REFERENCE

Sheet No.  
**EX101**

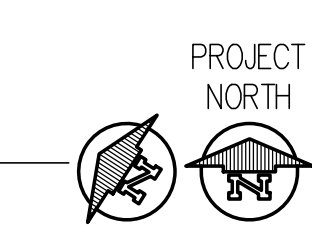
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UPPER LEVEL EXISTING FLOOR PLAN FOR REFERENCE  
 1/4" = 1'-0"

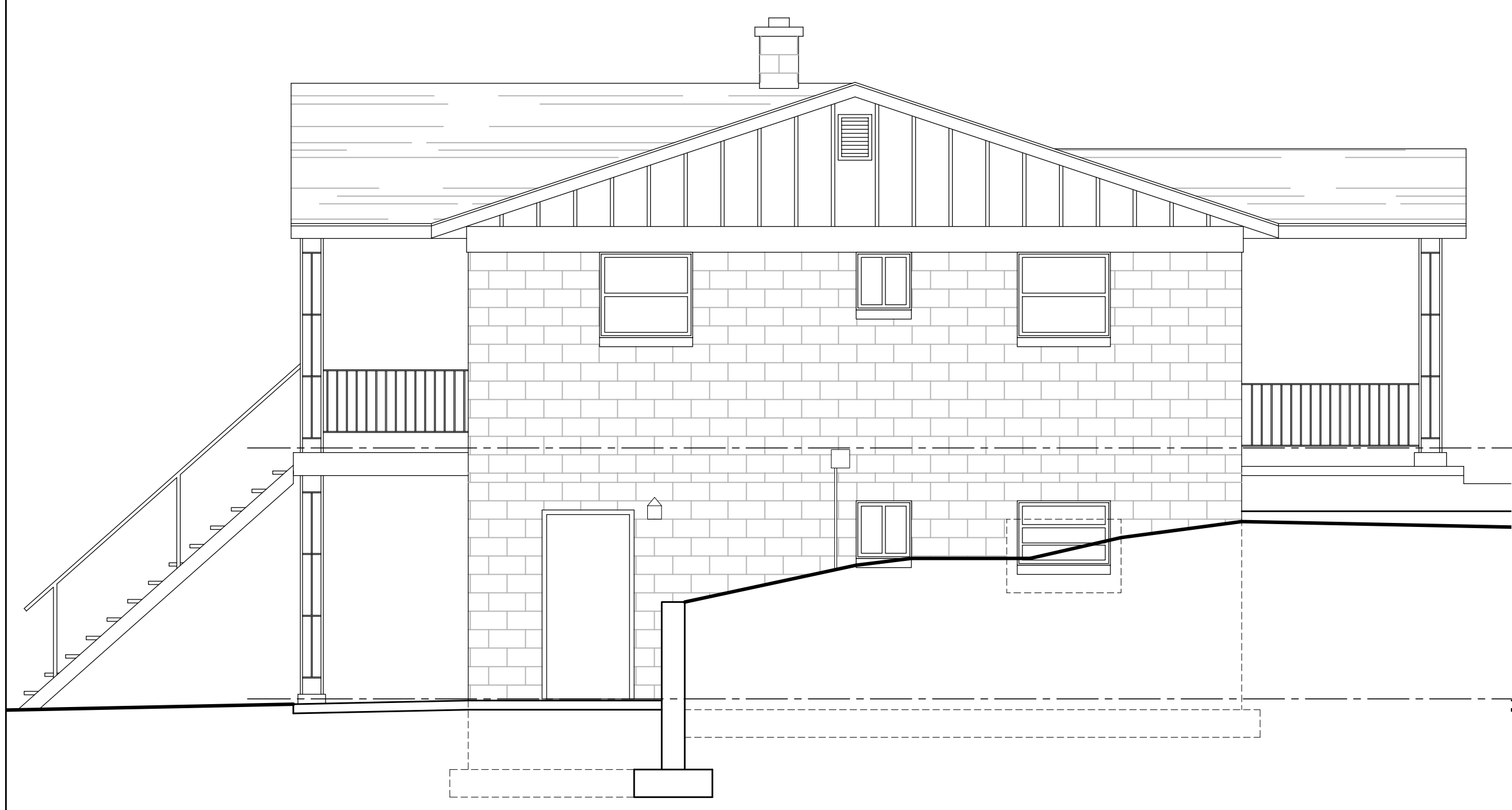


LOWER LEVEL EXISTING FLOOR PLAN FOR REFERENCE  
 1/4" = 1'-0"



Project:

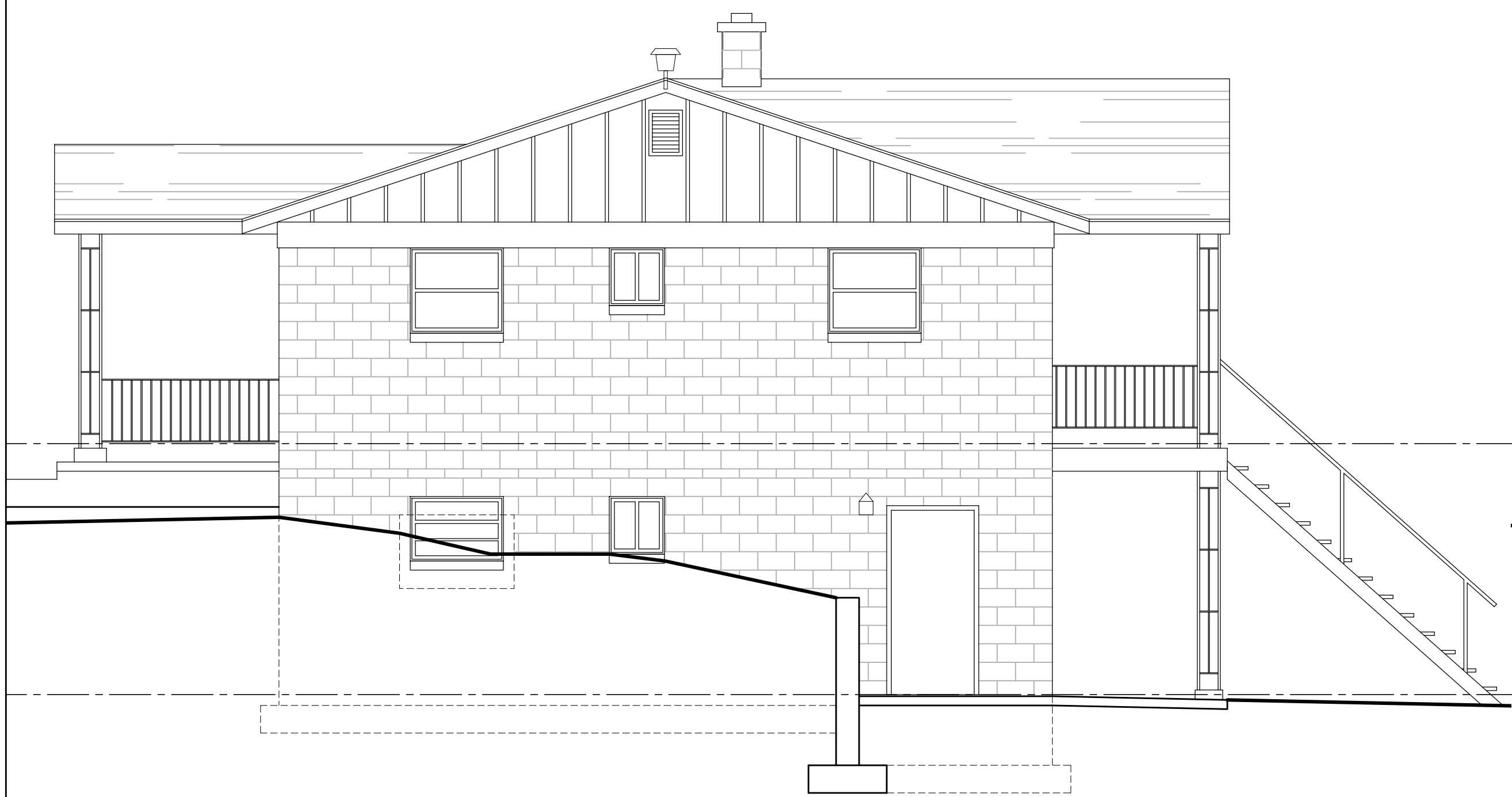
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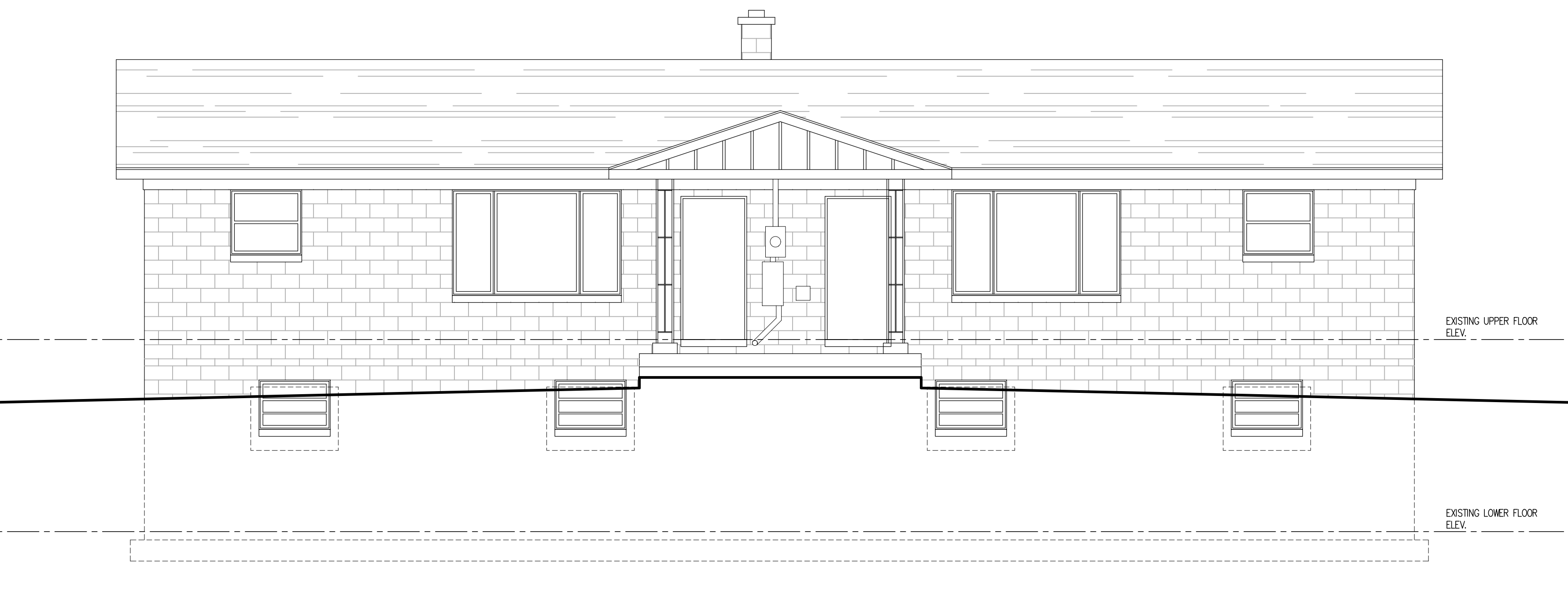
EXISTING SOUTH ELEVATION FOR REFERENCE  
 1/4" = 1'-0"



EXISTING WEST ELEVATION FOR REFERENCE  
 1/4" = 1'-0"



EXISTING NORTH ELEVATION FOR REFERENCE  
 1/4" = 1'-0"



EXISTING EAST ELEVATION FOR REFERENCE  
 1/4" = 1'-0"

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Sheet Name:  
 EXISTING ELEVATIONS FOR REFERENCE

Sheet No.  
**EX201**

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**DEMOLITION GENERAL NOTES:**  
 PRIOR TO ANY DEMOLITION, THE INVESTIGATION AND THE EVALUATION OF ALL ITEMS AND PARTS TO BE DEMOLISHED SHALL BE DONE AND ANY SHORING, EITHER TEMPORARY OR PERMANENT SHALL BE DONE.  
 ALL ITEMS TO BE DEMOLISHED ARE TO BE REMOVED AND OFFERED TO THE OWNER FOR HIS SALVAGE AND THEN IF UNWANTED, PROPERLY DISPOSED OF AT GENERAL CONTRACTORS EXPENSE.  
 NO SALE OF DEMOLITION ITEMS ALLOWED ON OWNERS PROPERTY.  
 DEMOLITION OF WALLS ALSO MEANS DEMOLITION OF MISCELLANEOUS WALL ATTACHMENTS (I.E. SHELVING, ETC.) WHICH CAN BE REASONABLY INFERRED AS NECESSARY TO EXECUTE THE FINAL DESIGN WORK SHOWN ON THE OTHER DRAWING SHEETS AND SPECIFICATIONS.

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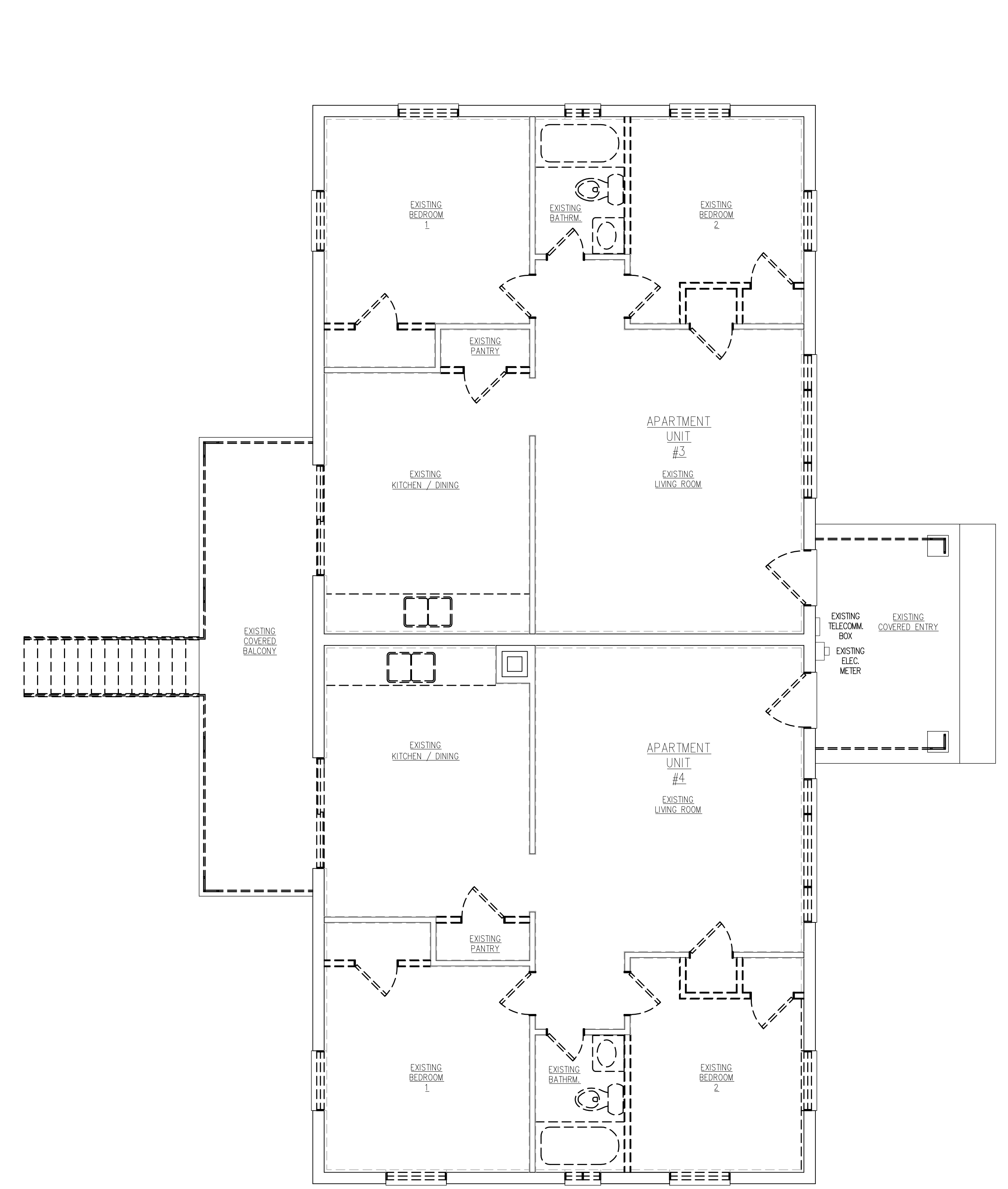
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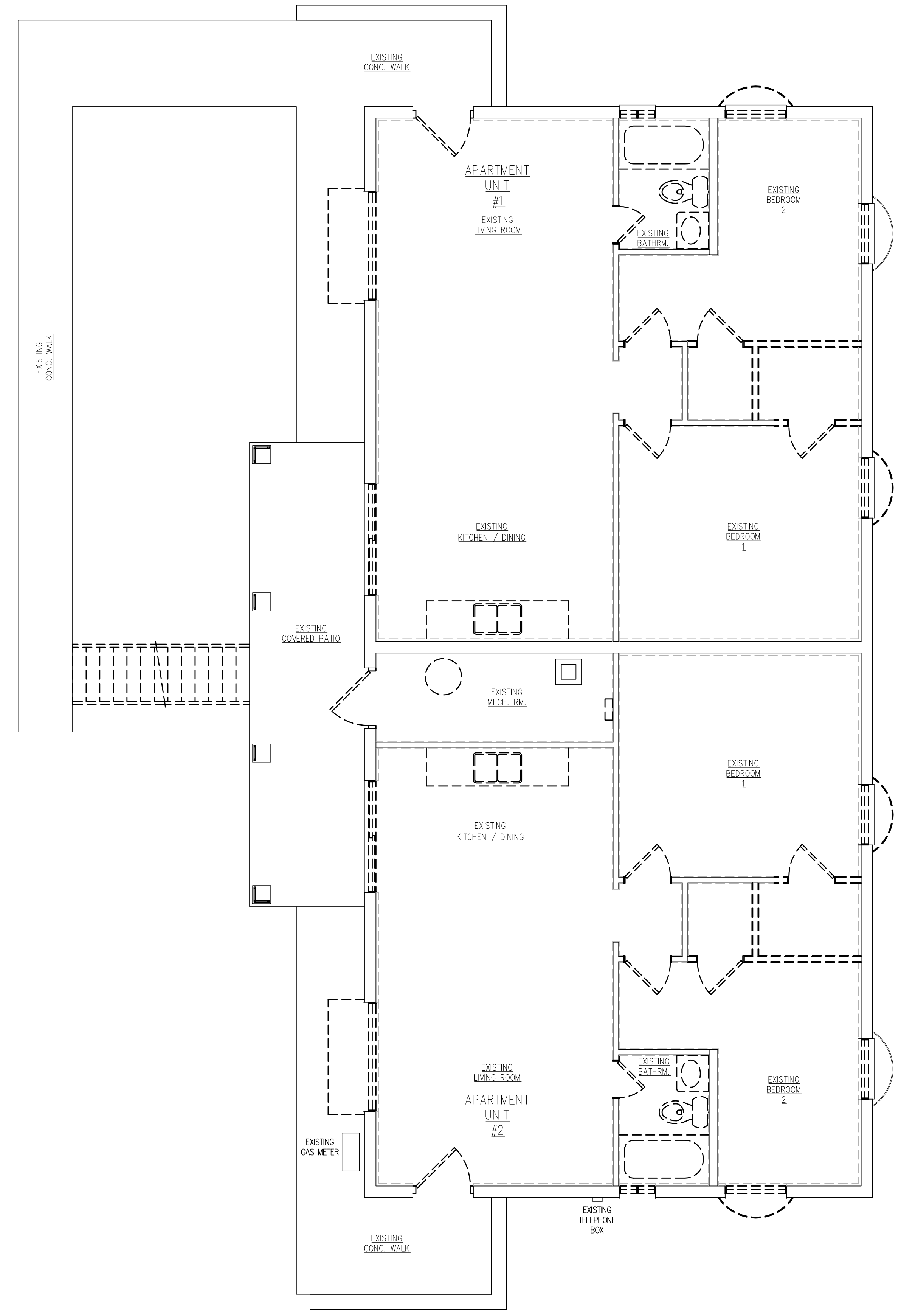
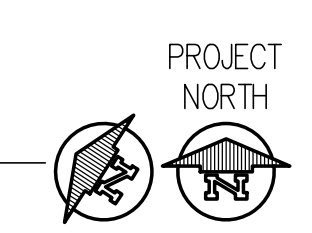
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 DEMO PLANS

Sheet No.  
**A001**

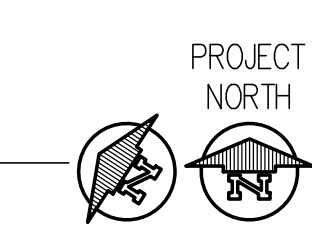
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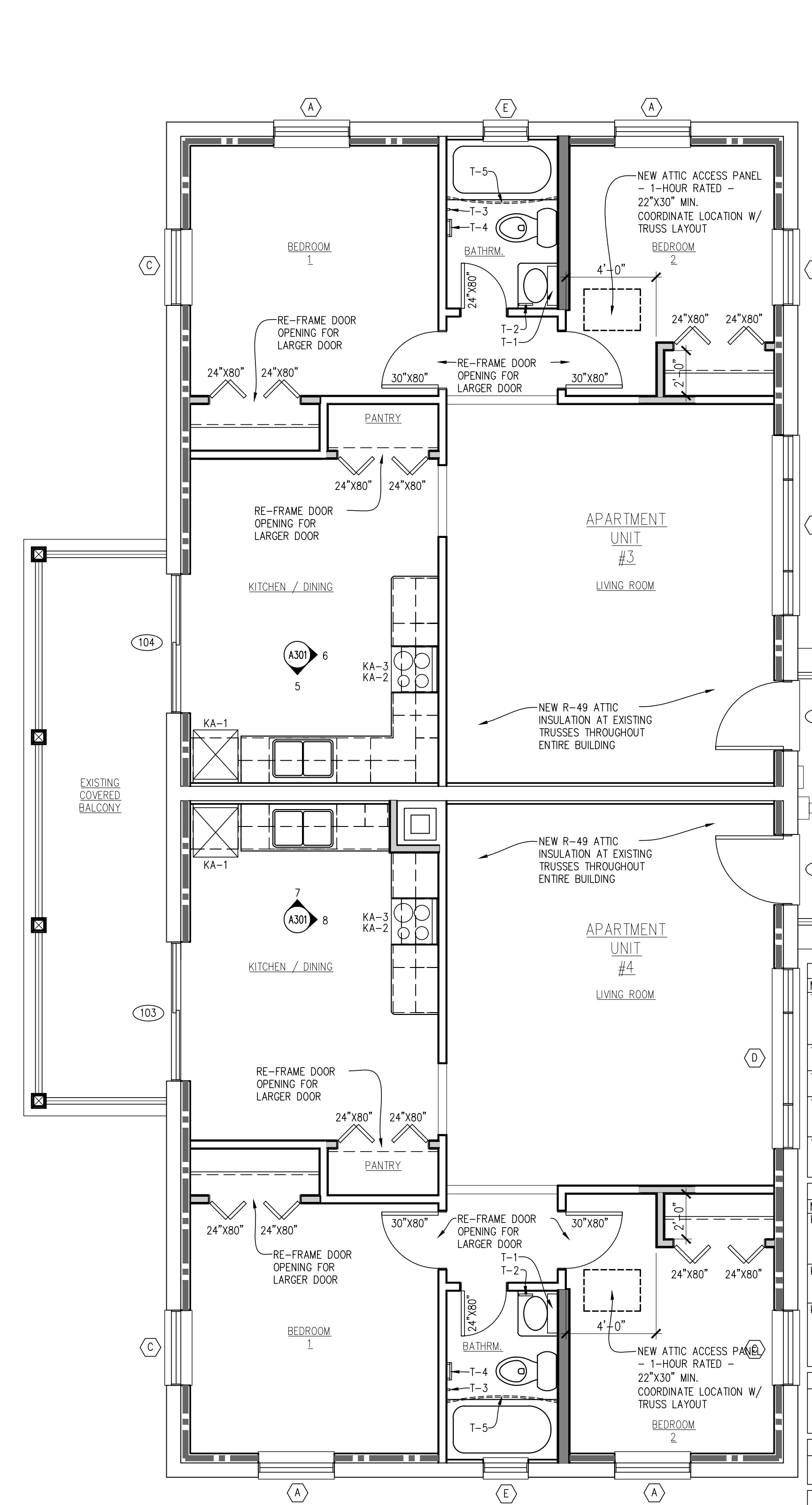
UPPER LEVEL DEMOLITION PLAN  
 1/4" = 1'-0"



LOWER LEVEL DEMOLITION PLAN  
 1/4" = 1'-0"



- ===== REMOVE ALL WALL FINISHES TO STUD OR MASONRY WALL
- ===== REMOVE ALL FLOOR FINISHES TO CONCRETE OR PLYWOOD SUB-FLOOR
- ===== REMOVE ALL CEILING FINISHES TO WOOD FLOOR JOISTS OR WOOD TRUSSES
- ===== REMOVE THE EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS
- ===== REMOVE ALL WINDOWS
- ===== REMOVE ALL DOORS
- REMOVE INTERIOR WALLS WHERE INDICATED
- REMOVE INDICATED AREA WELLS AND PREP AREA AS REQ'D. FOR NEW LARGER EGRESS WELLS WITH FIXED LADDER
- ENLARGE MASONRY OPENINGS AS REQUIRED AT NEW CODE COMPLIANT EGRESS WINDOWS
- ITEM TO BE REMOVED
- REMOVE METAL STAIRS, RAILINGS AND COLUMNS - SHORE EXISTING STRUCTURE AS REQ'D. PRIOR TO ANY DEMOLITION
- REMOVE EXTERIOR AWNINGS



TOILET ACCESSORIES SCHEDULE			
MARK	TYPE	IMFGR.	NOTES:
T-1	20.8" W X 25.8" H X 5.35" D SURFACE MOUNTED MEDICINE CABINET W/ MIRROR	HOME DECORATORS COLLECTION	WHITE FINISH W/ SATIN NICKEL KNOB. MOUNT TOP OF UNIT @ 6'-2" A.F.F.
T-2	TOWEL RING	DELTA PIERCE WALL MOUNT ROUND CLOSED TOWEL RING	BRUSHED NICKEL - MOUNT UNIT @ 52" A.F.F.
T-3	TOWEL HOOK	DELTA PIERCE SINGLE TOWEL HOOK	BRUSHED NICKEL - MOUNT UNIT @ 60" A.F.F.
T-4	TOILET PAPER HOLDER	DELTA PIERCE WALL MOUNT PIVOT ARM TOILET PAPER HOLDER	BRUSHED NICKEL - MOUNT CENTER OF TP ROLL @ 26" A.F.F.
T-5	60" CURVED SHOWER ROD	MOEN	BRUSHED NICKEL - MOUNT ROD @ 76" A.F.F. SHOWER CURTAIN BY TENANT

KITCHEN APPLIANCE SCHEDULE			
MARK	TYPE	IMFGR.	NOTES:
KA-1	TOP FREEZER REFRIGERATOR 59.75" H X 23.75" W X 26.25" D	MAGIC COOL MORTIS	STAINLESS STEEL
KA-2	GAS RANGE 42" H X 24" W X 24.25" D	SUMMIT APPLIANCE PRO247SS	STAINLESS STEEL
KA-3	UNDER-CABINET RANGE HOOD 61" H X 23.875" W X 19.625" D	BROAN-NUTONE GLAIDER BCS0124SS 24"	STAINLESS STEEL INCLUDE LED LIGHTING NON-DUCTED OPERATION USING CHARCOAL FILTERS

**NEW FLOORING THROUGHOUT**  
 HOME DECORATORS COLLECTION PALENOQUE PARK 12 MIL X 7.1" W X 48" L CLICK LOCK WATERPROOF LUXURY VINYL PLANK FLOORING - COLOR/FINISH: OWNER SELECT FROM MANF. FULL RANGE OF COLORS

**NEW DOOR & WINDOW CASING THROUGHOUT**  
 ALEXANDRIA MOULDING 5/8" X 3" PRIMED MDF EZE CASING MOULDING - OWNER SELECT FINAL PAINT COLOR/FINISH

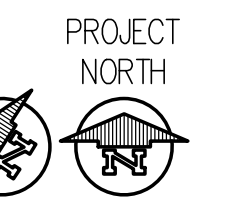
**NEW BASEBOARD THROUGHOUT**  
 ALEXANDRIA MOULDING CRAFTSMAN 1/2" X 5-1/2" PRIMED MDF BASEBOARD MOULDING - OWNER SELECT FINAL PAINT COLOR/FINISH

**NEW WINDOW STOOL MOULDING THROUGHOUT**  
 ALEXANDRIA MOULDING 1-1/4" X 7-1/4" PRIMED FINGER-JOINTED PINE WINDOW STOOL MOULDING - OWNER SELECT FINAL PAINT COLOR/FINISH

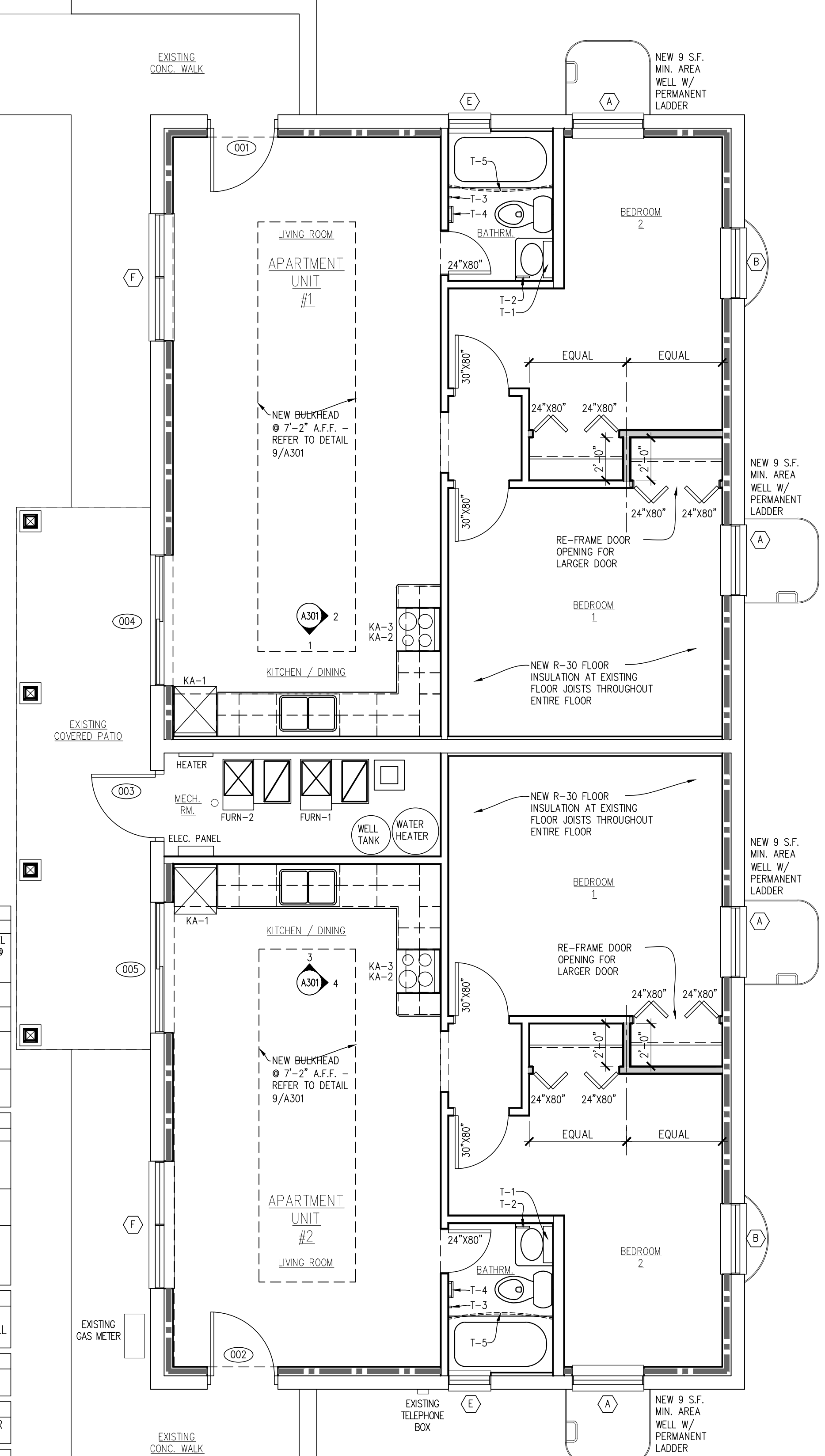
**NEW GYPSUM BOARD WALL FINISH THROUGHOUT**  
 TYPICAL NEW 1/2" GYPSUM BOARD ON ALL WALLS THROUGHOUT - OWNER SELECT FINAL PAINT COLOR/FINISH - 1/2" WATER RESISTANT GYPSUM BOARD SHALL BE INSTALLED IN ALL BATHROOMS

**NEW GYPSUM BOARD CEILING FINISH THROUGHOUT**  
 TYPICAL NEW 5/8" TYPE "X" GYPSUM BOARD ON ALL CEILINGS THROUGHOUT - OWNER SELECT FINAL PAINT COLOR/FINISH - 5/8" WATER RESISTANT TYPE "X" GYPSUM BOARD SHALL BE INSTALLED IN ALL BATHROOMS

NOTE: G.C. TO INCLUDE AN ALLOWANCE OF \$5,000 IN THE BASE BID TO REPLACE ANY DAMAGED PLYWOOD SUB-FLOOR OR ROOF SHEATHING DISCOVERED DURING DEMOLITION



UPPER LEVEL NEW WORK PLAN  
 1/4" = 1'-0"



**INTERIOR DOOR NOTES:**  
 SWING DOORS SHALL BE JELD-WEN 2 PANEL MONROE PRIMED SMOOTH SOLID CORE MOULDED COMPOSITE MDF TROUGHING INTERIOR DOORS W/ SATIN NICKEL HINGES - OWNER SELECT FINAL PAINT COLOR/FINISH  
 BED AND BATH DOOR HANDLE: SCHLAGE BROADWAY SATIN NICKEL PRIVACY. MODEL F40 BRW 619  
 BI-FOLD DOORS SHALL BE JELD-WEN 3 PANEL PRIMED SMOOTH CRAFTSMAN HOLLOW CORE MOULDED INTERIOR CLOSET COMPOSITE BI-FOLD DOOR W/ HARDWARE INSTALLATION KIT AND KNOBS - OWNER SELECT FINAL PAINT COLOR/FINISH

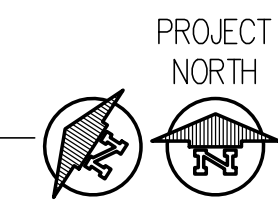
**BEDROOM CLOSET NOTES:**  
 PROVIDE AND INSTALL (3) EVERBILT 11-3/4" WHITE SHELF & ROD BRACKETS MOUNTED INTO WALL STUDS IN EACH CLOSET  
 PROVIDE AND INSTALL (1) EVERBILT NATURAL OAK HEAVY-DUTY WOOD CLOSET ROD IN EACH CLOSET  
 PROVIDE AND INSTALL (1) +/- 12" WIDE WHITE MELAMINE WOOD SHELF IN EACH CLOSET

**NEW WALL NOTES:**  
 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE - OWNER SELECT PAINT COLOR/FINISH  
 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD ON BEDROOM SIDE AND 1/2" WATER RESISTANT GYPSUM BOARD ON BATHROOM SIDE - OWNER SELECT PAINT COLOR/FINISH  
 1" RIGID INSULATION ADHERED TO INTERIOR FACE OF EXISTING 8" C.M.U. WALL, 2x4 WOOD STUDS @ 16" O.C., 3-1/2" BATT INSULATION TO FILL STUD CAVITY, 6-MIL V.B. ON WARM SIDE, 1/2" GYPSUM BOARD ON INTERIOR SIDE OF ROOM - OWNER SELECT PAINT COLOR/FINISH

**SPECIFICATIONS:**  
 DIVISION 1 - GENERAL CONDITIONS  
 1. SEE OTHER GENERAL NOTES ON SHEET G101.  
 2. ALL WORK SHOWN TO BE COMPLETED IN QUALITY WORKMANSHIP WAY APPROPRIATE TO THE JOB BY CONTRACTORS QUALIFIED AND WITH THREE (3) YEARS MINIMUM EXPERIENCE IN THE TRADE INVOLVED. MATERIALS AND EQUIPMENT, NOT DESCRIBED HEREIN, SHALL BE OF A STANDARD EQUAL TO GOOD PRACTICE COMMENSURATE WITH THE CLASS OF BUILDING BEING CONSTRUCTED.  
 3. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENTS A-201, LATEST EDITION, IS ON FILE IN THE ARCHITECT'S OFFICE, AND THE CONTRACTOR MAY REFER TO THEM FOR PERTINENT INFORMATION, AS THEY ARE AN INTEGRAL PART OF THE SPECIFICATIONS FOR THIS PROJECT. FAILURE TO CONSULT THESE GENERAL CONDITIONS WILL NOT EXCUSE THE CONTRACTOR RELATIVE TO HIS OBLIGATIONS THERETO.  
 4. CONTRACTOR'S INSURANCE SHALL BE AS REQUIRED BY THE OWNER.  
 5. PROVIDE TO OWNER, AT COMPLETION OF PROJECT, A CLEAN UNDAMAGED SET OF ORIGINAL MAINTAINED AND MARKED-UP PRINTS OF "RECORD CONSTRUCTION". MARK DRAWINGS TO SHOW ACTUAL INSTALLATIONS.  
 6. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY ONE CONTRACTOR SHALL BE AS BINDING AS IF CALLED FOR BY ALL CONTRACTORS. THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE IN THE CONTRACT PRICE THE COST OF ALL PERMITS, LABOR, MATERIAL, FUEL, TOOLS, EQUIPMENT, TEMPORARY LIGHT FIXTURES, TRANSPORTATION, AND EVERYTHING PROPERLY INCIDENTAL, THERETO FOR CONSTRUCTION OF A COMPLETE BUILDING REHAB AND ALL OTHER EXPENSES AS MAY BE NECESSARY FOR THE PROPER EXECUTION OF THE WORK. IN INTERPRETING THE CONTRACT DOCUMENTS, WORDS DESCRIBING MATERIALS OR WORDS WHICH HAVE A WELL-KNOWN TECHNICAL OR TRADE MEANING, UNLESS OTHERWISE SPECIFICALLY DEFINED IN THE CONTRACT DOCUMENTS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUCH WELL KNOWN MEANING RECOGNIZED BY ARCHITECTS AND THE CONSTRUCTION INDUSTRY.  
 7. VERIFY ALL DIMENSIONS IN THE FIELD (I.F.F.). NOTIFY THE OWNER AND ARCHITECT OF CONFLICTS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK OR ORDERING OF MATERIALS.  
 8. ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE CONTRACTORS RESPONSIBILITY. COMPLY WITH ALL STATE AND LOCAL ENVIRONMENTAL, EROSION CONTROL AND LABOR LAWS IN THE CONSTRUCTION OF THIS PROJECT.  
 9. PROVIDE TWO (2) EXECUTED COPIES OF ALL WARRANTIES TO OWNER.

**DIVISION 2 - DEMOLITION**  
 1. DISPOSE OF ALL WASTE OFF SITE, AT CONTRACTOR COST.  
 2. INTENT OF PROJECT DRAWINGS IS TO DEMOLISH AS REQUIRED, BUILD NEW, AND PATCH AS REQUIRED FOR A COMPLETE PROJECT IN ALL VISIBLE WAYS TO MATCH THE DESIGN LAYOUT AND FINISHES DESCRIBED OR REASONABLY IMPLIED AND WILL INCLUDE ALL COSTS TO OWNER IN THE FIRST BID.

**DIVISION 7 - THERMAL/MOISTURE PROTECTION**  
 1. CALK AT COUNTERTOPS TO WALL WITH SILICONE SEALANT OR EQUAL. COLOR TO MATCH ITEM BEING CALKED.  
**DIVISION 9 - INTERIOR FINISHES**  
 1. ALL INTERIOR COLORS TO BE SELECTED BY OWNER.  
 2. ALL NEW GYPSUM BOARD (GYP. BD.) MINIMUM 1/2" AT WALLS, MIN. 5/8" AT CEILINGS. INSTALLATION TO COMPLY WITH GYPSUM ASSOCIATION STANDARD GA-216. FINISH GYPSUM WALL BOARD BY APPLYING (3) COATS AND SANDING BETWEEN COATS AND AFTER FINAL COAT:  
 2.1. EMBEDDING AND FIRST COAT: SETTING JOINT COMPOUND  
 2.2. FILL (SECOND) COAT: SETTING JOINT COMPOUND  
 2.3. FINISH (THIRD) COAT: READY MIX DRYING TYPE ALL PURPOSE OR TOPPING COMPOUND.  
 3. PAINT DRYWALL: PRIMER AND TWO (2) COATS INTERIOR ENAMEL PRATT & LAMBERT (SHEEN/COLOR OWNER SELECT).



LOWER LEVEL NEW WORK PLAN  
 1/4" = 1'-0"

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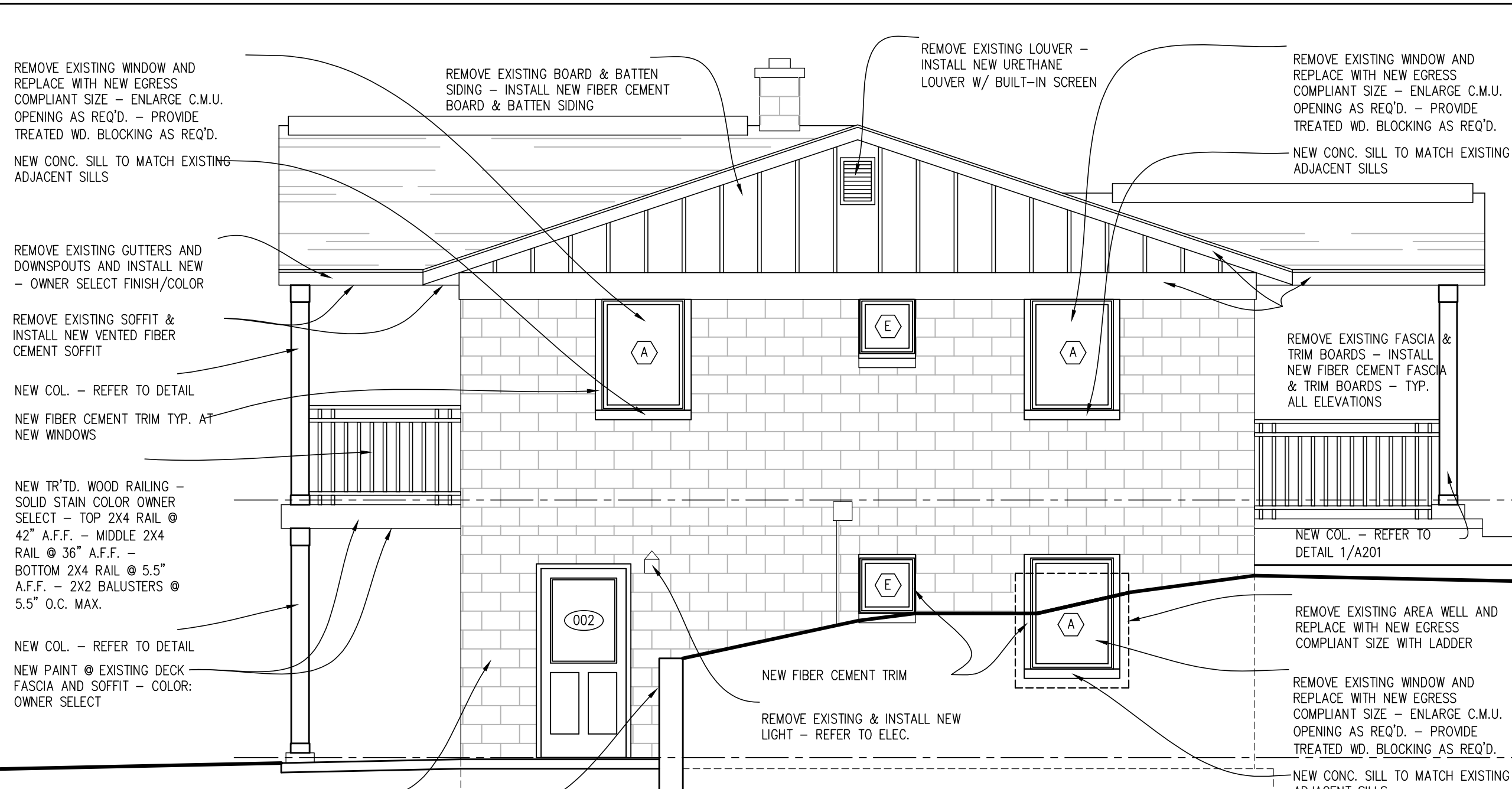
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Sheet Name:

FLOOR PLANS

Sheet No.

**A101**  
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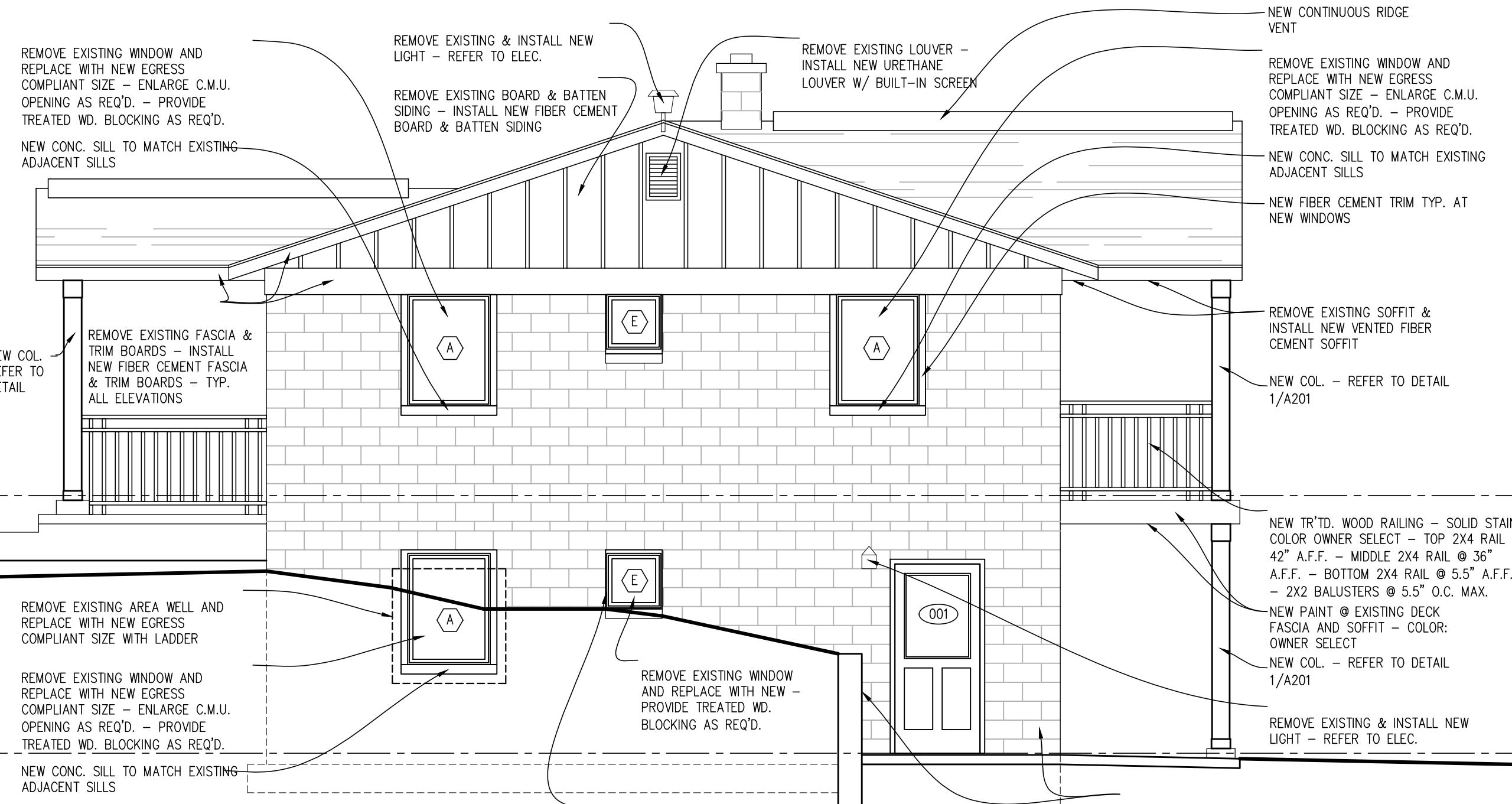
**SOUTH ELEVATION**  
 1/4" = 1'-0"



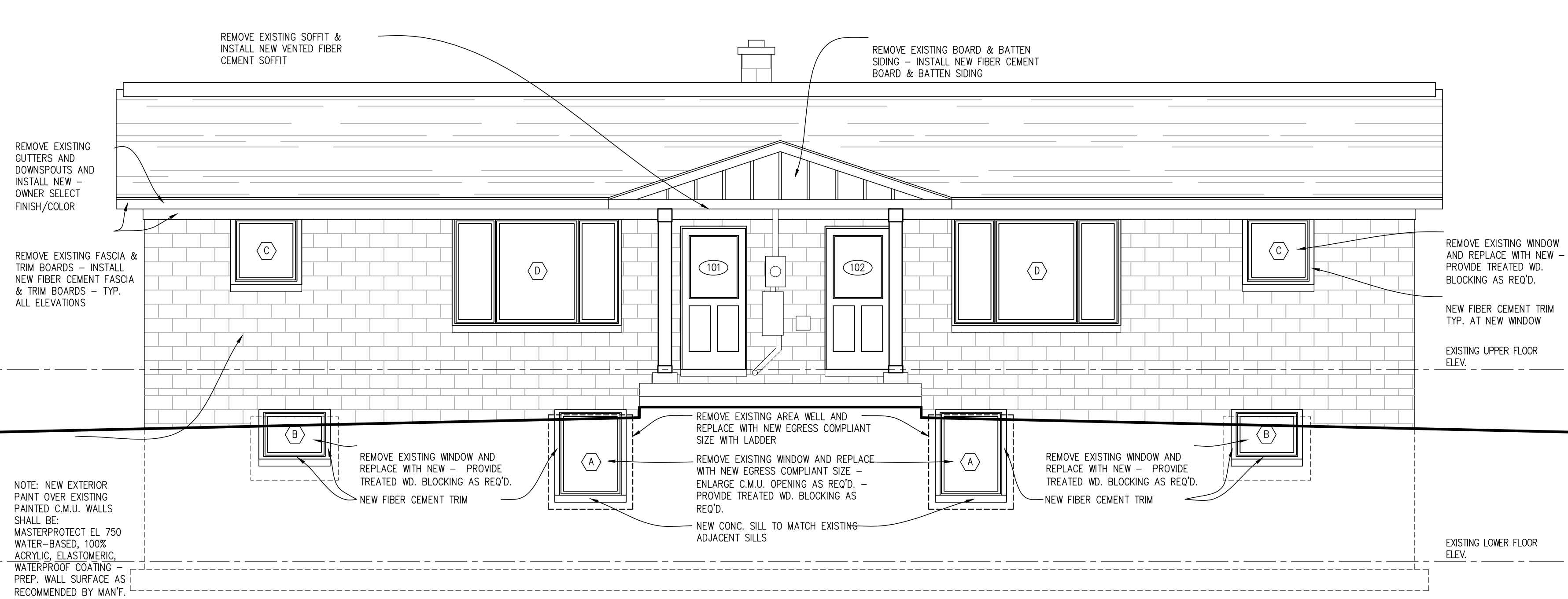
**WEST ELEVATION**  
 1/4" = 1'-0"

NOTE: NEW EXTERIOR PAINT OVER EXISTING PAINTED C.M.U. WALLS (INCLUDING RETAINING WALL) SHALL BE:  
 MASTERPROTECT EL 750 WATER-BASED, 100% ACRYLIC, ELASTOMERIC, WATERPROOF COATING - PREP. WALL SURFACE AS RECOMMENDED BY MANF. - COLOR OWNER SELECT

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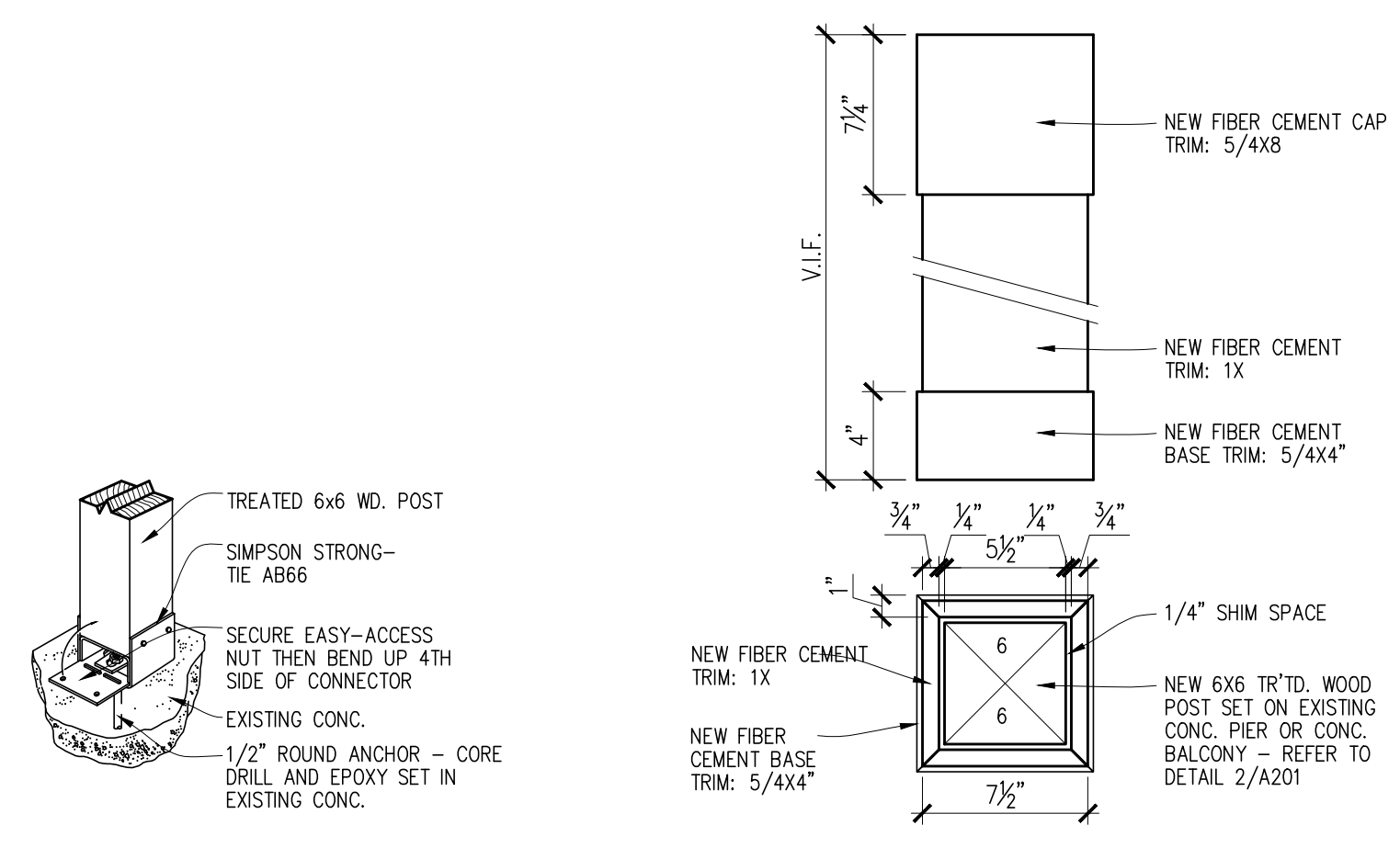
**NORTH ELEVATION**  
 1/4" = 1'-0"



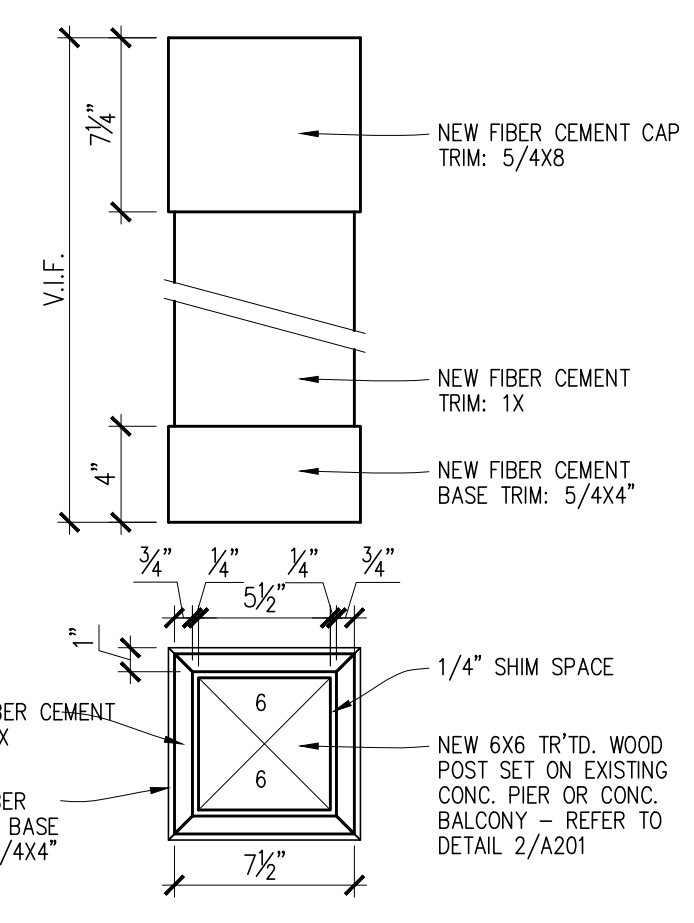
**EAST ELEVATION**  
 1/4" = 1'-0"

NOTE: NEW EXTERIOR PAINT OVER EXISTING PAINTED C.M.U. WALLS SHALL BE:  
 MASTERPROTECT EL 750 WATER-BASED, 100% ACRYLIC, ELASTOMERIC, WATERPROOF COATING - PREP. WALL SURFACE AS RECOMMENDED BY MANF. - COLOR OWNER SELECT

NOTE: NEW EXTERIOR PAINT OVER EXISTING PAINTED C.M.U. WALLS (INCLUDING RETAINING WALL) SHALL BE:  
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**CONNECTION DETAIL**  
 SCALE: N.T.S. (2) A201



**COL. DETAIL**  
 1 1/2" = 1'-0" (1) A201

**EXTERIOR WINDOW AND DOOR SCHEDULE**

Window/Door	Dimensions	Notes
EGRESS WINDOW	3'-11" x 3'-11"	3547
FIXED WINDOW	2'-11" x 2'-11"	3525
VENT WINDOW	2'-11" x 2'-11"	3535
VENT WINDOW	7'-9" x 3'-11"	2359
FIXED WINDOW	1'-11" x 4'-11"	2323
VENT WINDOW	5'-10" x 2'-11"	3559
VENT WINDOW	5'-10" x 2'-11"	3559
PELLA FIBERGLASS ENTRY DOOR	3'-0" x 6'-8"	001, 002, 101, 102
PELLA FIBERGLASS SLIDING PATIO DOOR	3'-0" x 7'-2" V.I.F.	003, 004, 005, 103, 104

ALL WINDOWS ARE BASED ON PELLA ARCHITECT SERIES TRADITIONAL CASEMENT WINDOW FINISH - OWNER SELECT

PELLA FIBERGLASS ENTRY DOOR & FRAME W/ EXTERIOR STEEL HALF LITE 2 PANEL W/ BALDWIN MODERN HARDWARE COLLECTION SEATTLE MULTIPONT FINISH - OWNER SELECT

GALV. INSULATED STEEL DOOR 24" X 24" LOUVER KIT W/ SCREEN, LEVER HANDLE LOCKSET (STOREROOM) FINISH - OWNER SELECT

PELLA FIBERGLASS SLIDING PATIO DOOR 2 PANEL W/ MULTIPONT LOCKING HARDWARE FINISH - OWNER SELECT

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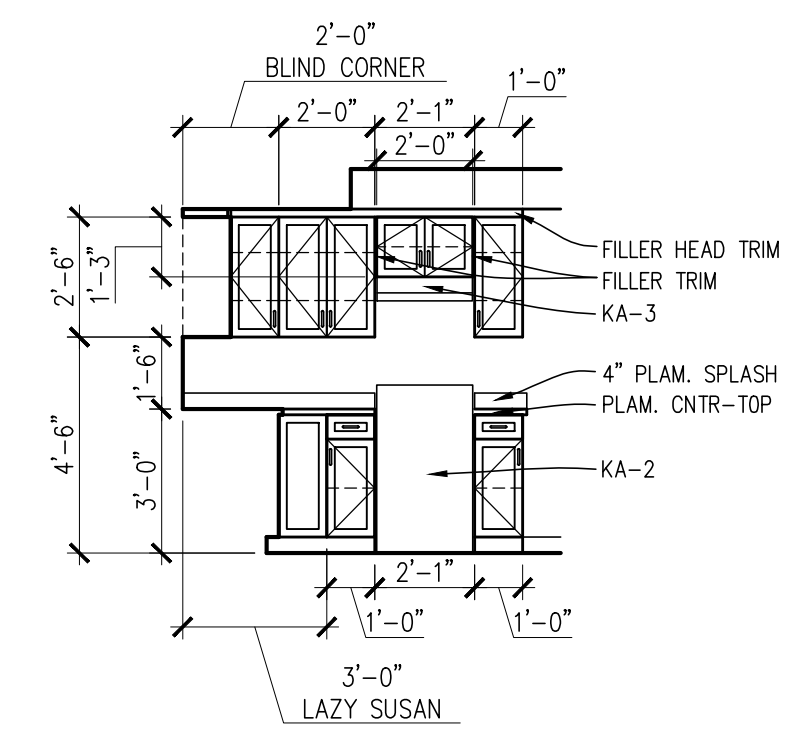
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INTERIOR ELEVATIONS

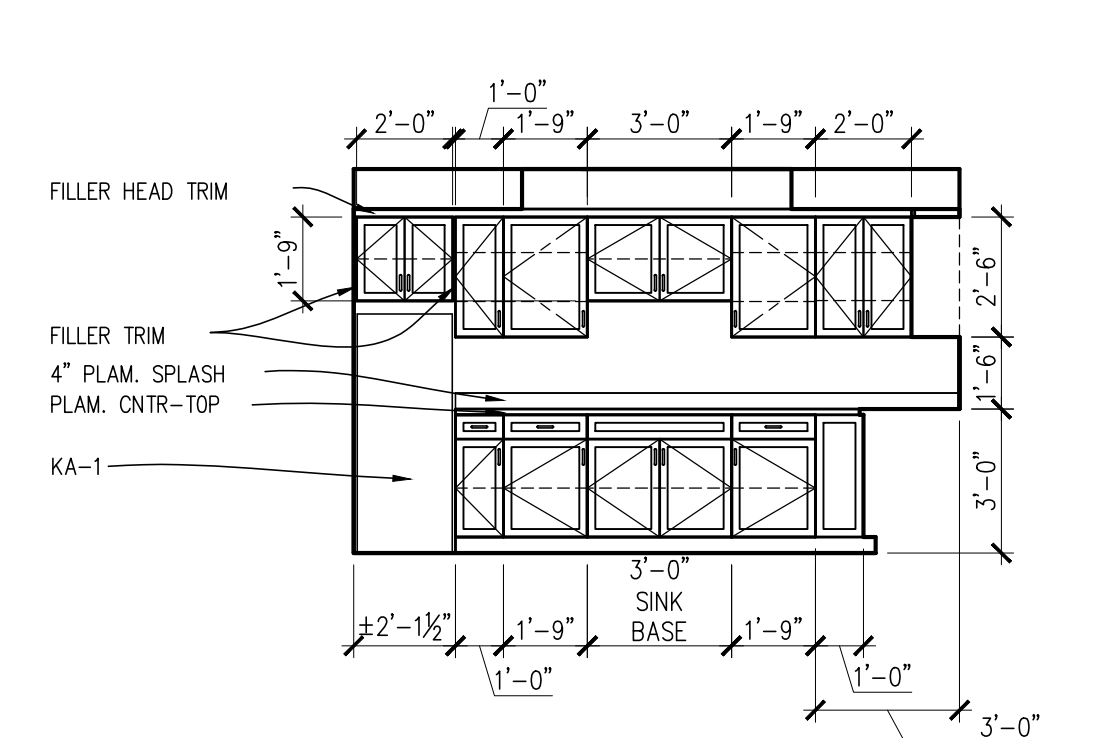
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**A301**

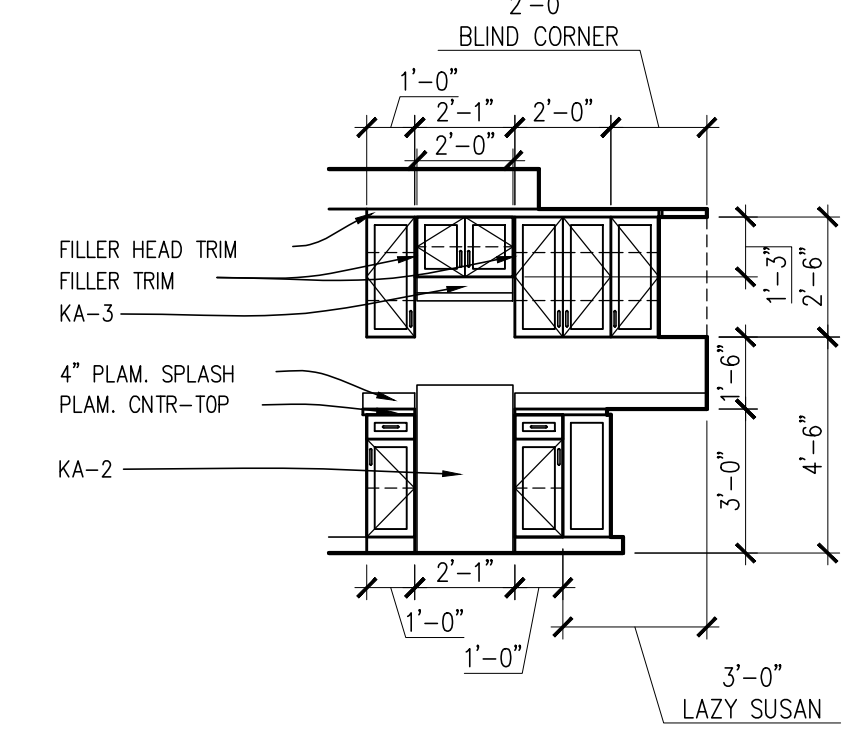
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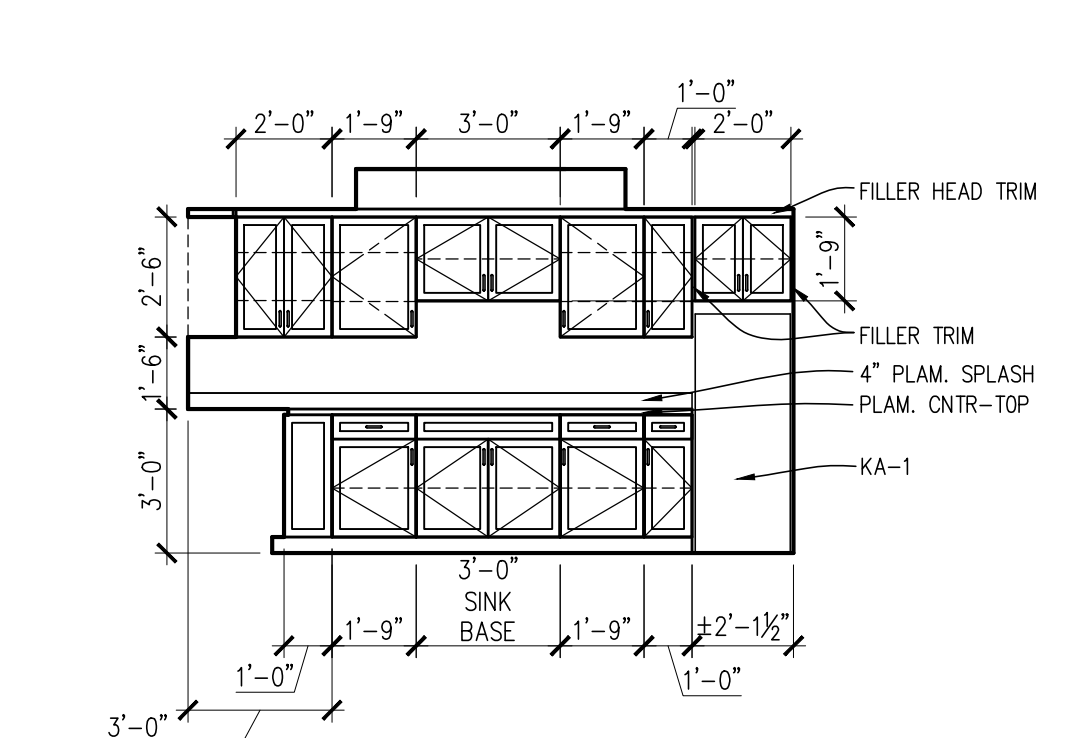
APARTMENT UNIT #2  
**KITCHEN ELEVATION 4**  
 1/4" = 1'-0" A301



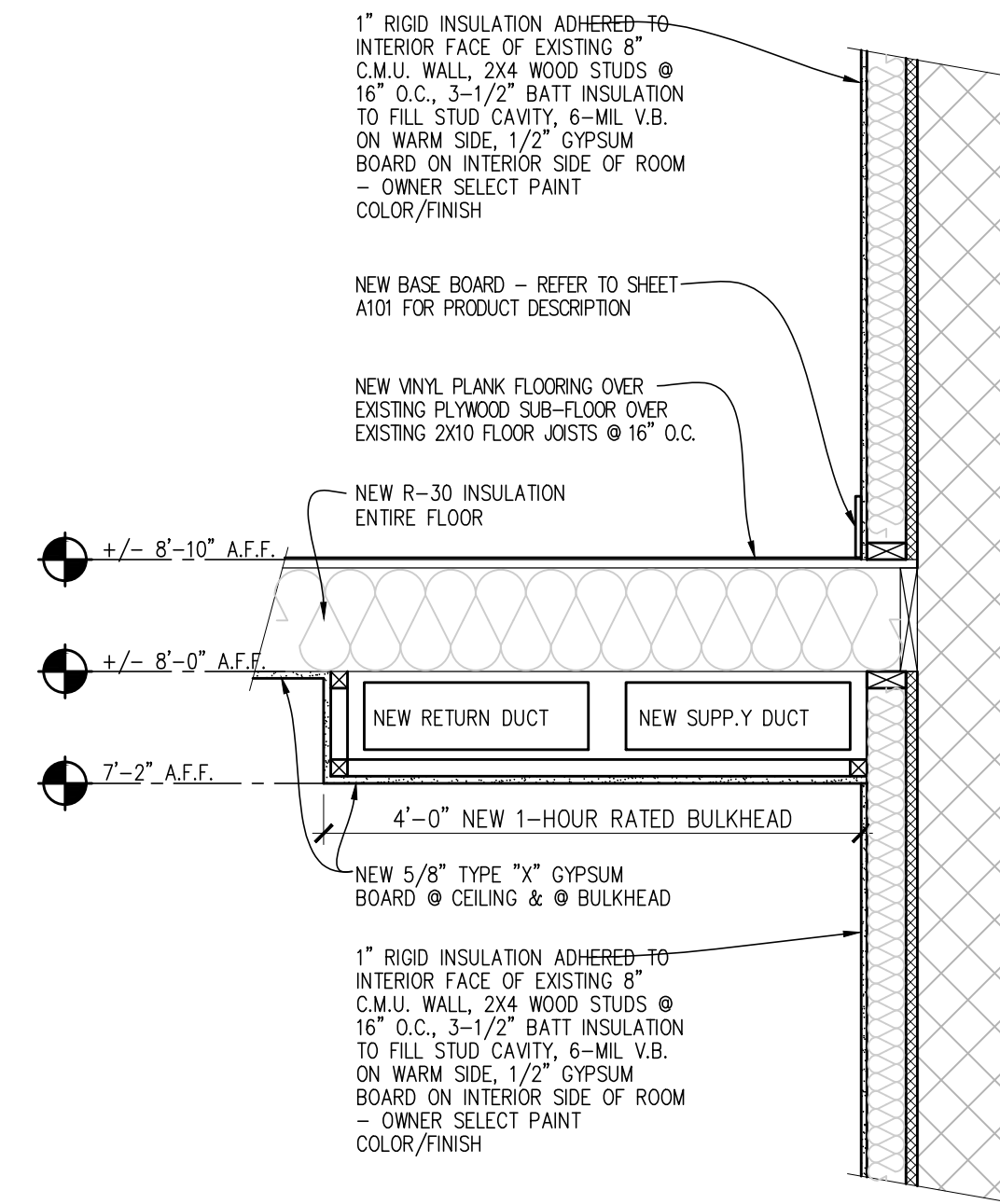
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**KITCHEN ELEVATION 3**  
 1/4" = 1'-0" A301



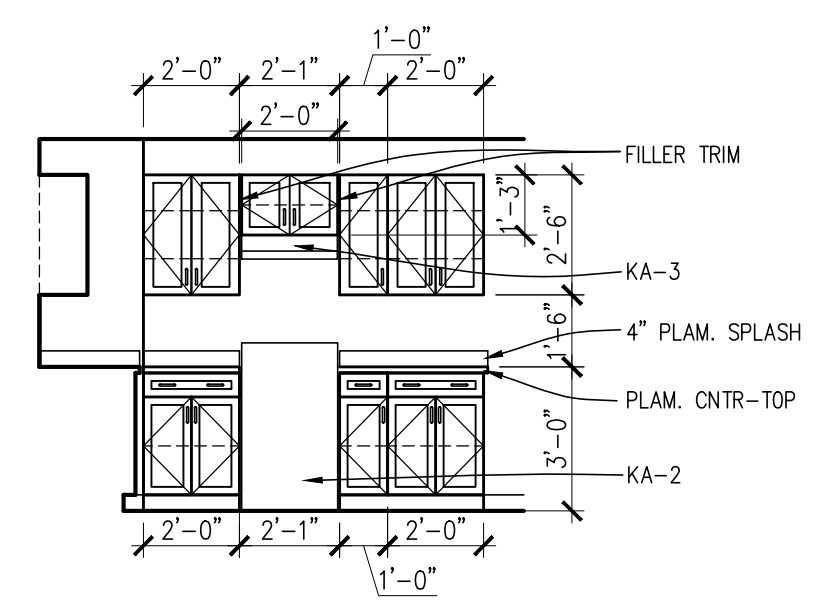
APARTMENT UNIT #1  
**KITCHEN ELEVATION 2**  
 1/4" = 1'-0" A301



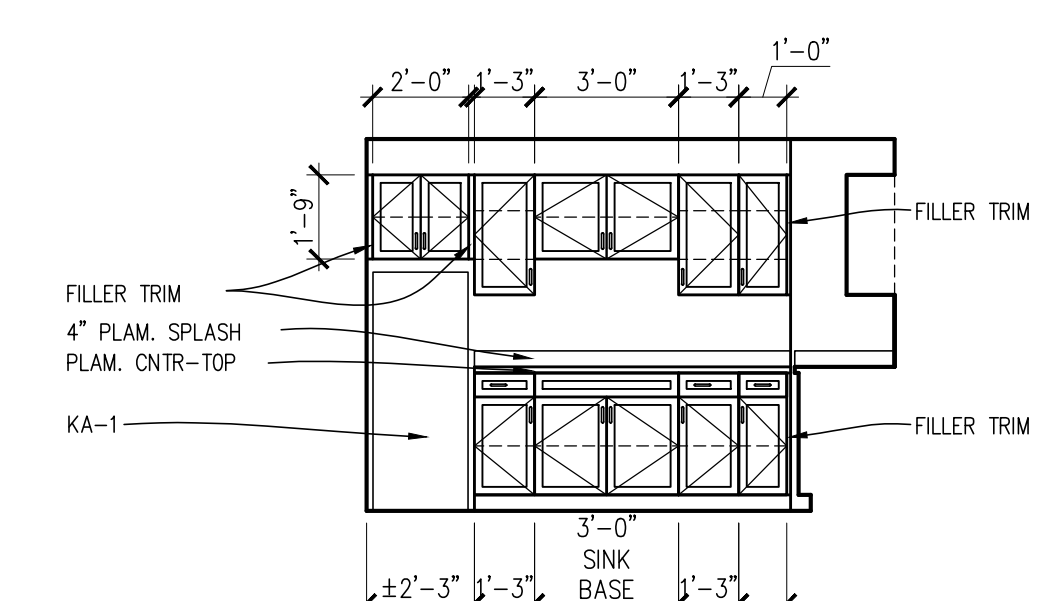
APARTMENT UNIT #1  
**KITCHEN ELEVATION 1**  
 1/4" = 1'-0" A301



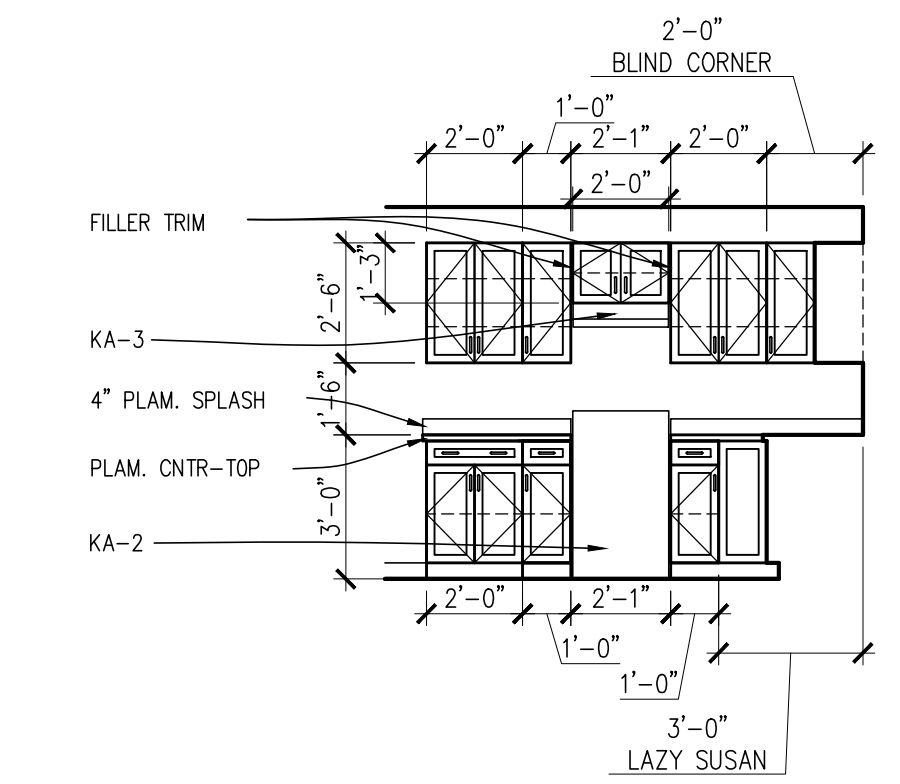
**BULKHEAD DETAIL 9**  
 1 1/2" = 1'-0" A301



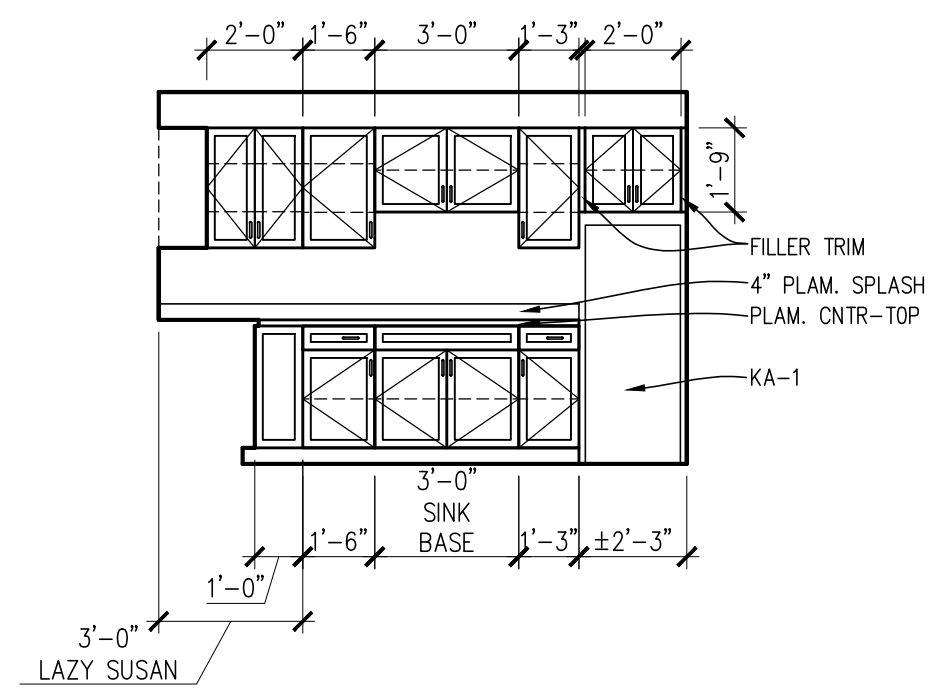
APARTMENT UNIT #4  
**KITCHEN ELEVATION 8**  
 1/4" = 1'-0" A301



APARTMENT UNIT #4  
**KITCHEN ELEVATION 7**  
 1/4" = 1'-0" A301



APARTMENT UNIT #3  
**KITCHEN ELEVATION 6**  
 1/4" = 1'-0" A301



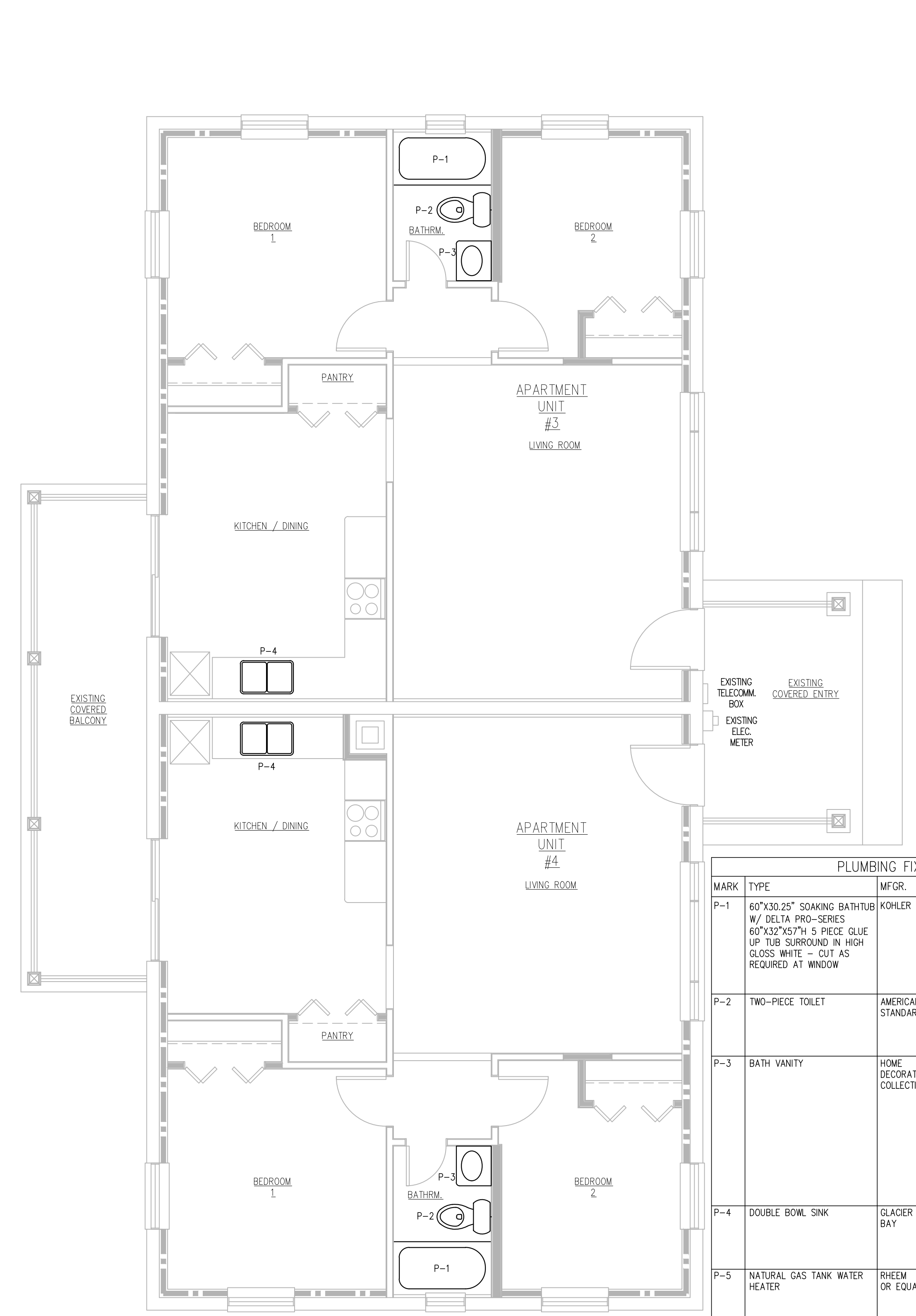
APARTMENT UNIT #3  
**KITCHEN ELEVATION 5**  
 1/4" = 1'-0" A301

KITCHEN CABINETS:  
 HAMPTON BAY DESIGNER SERIES  
 MELVERN IN WHITE W/ LIBERTY  
 ESSENTIALS 3" SATIN NICKEL STEEL  
 CABINET BAR PULL

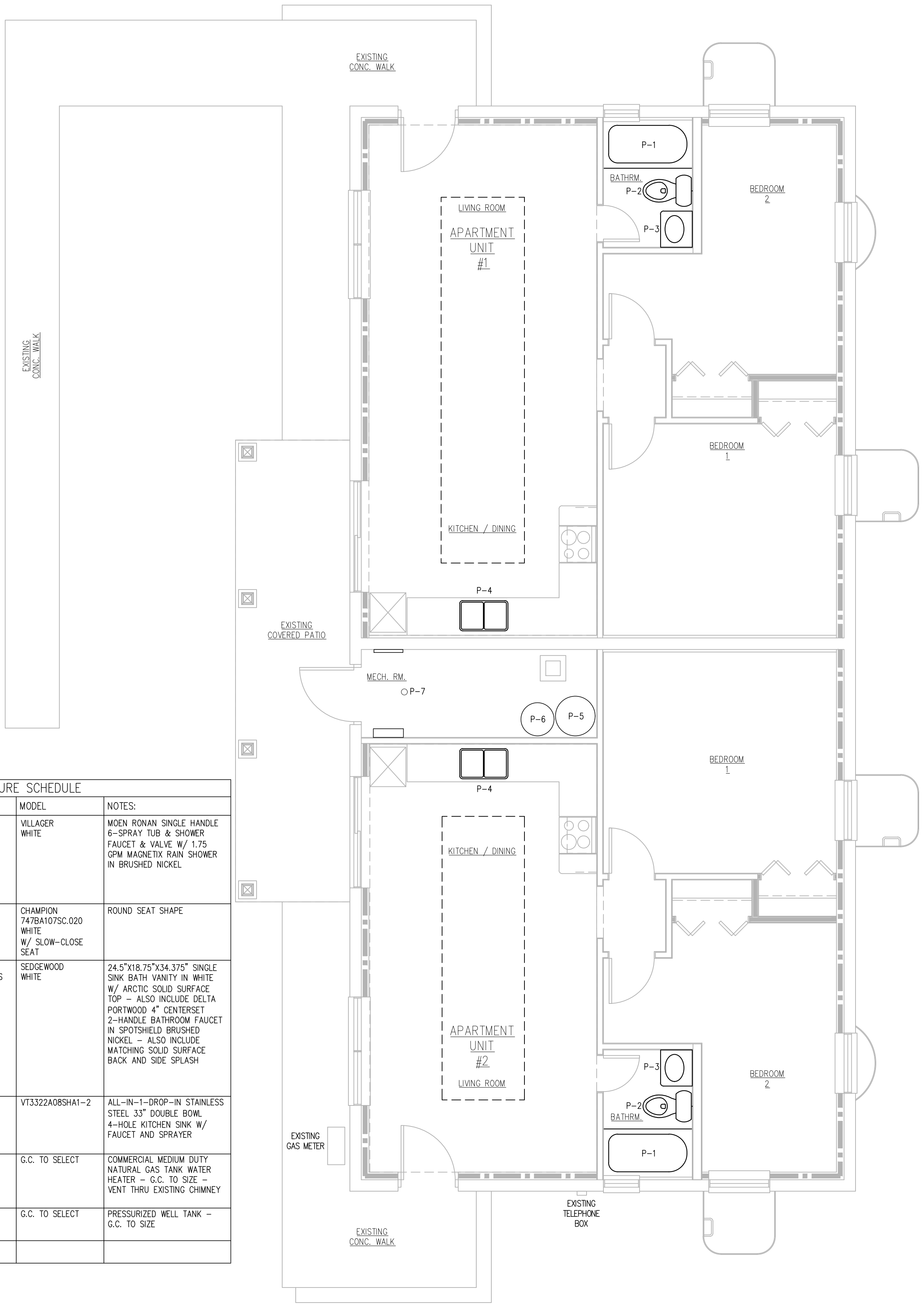
KITCHEN APPLIANCE SCHEDULE			
MARK	TYPE	MEGR	NOTES
KA-1	TOP FREEZER REFRIGERATOR 59.75"H X 23.75"W X 26.25"D	MAGIC COOL MCR10SI	STAINLESS STEEL
KA-2	GAS RANGE 42" H X 24" W X 24.25" D	SUMMIT APPLIANCE PRO247SS	STAINLESS STEEL
KA-3	UNDER-CABINET RANGE HOOD 6" H X 23.875" W X 19.625" D	BROAD-NUTONE GLACIER BCSD124SS 24"	STAINLESS STEEL INCLUDE LED LIGHTING NON-DUCTED OPERATION USING CHARCOAL FILTERS

- PLUMBING GENERAL NOTES:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS RELATING TO WORK REQUIRED.
  - CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, TAXES AND APPROVALS FOR CONSTRUCTION.
  - CONTRACTOR'S WORK SHALL COMPLY WITH ALL LOCAL, STATE, NATIONAL CODES AND ORDINANCES THAT APPLY.
  - COORDINATE WITH G.C. THE RESPONSIBILITY OF CUTTING AND PATCHING ALL WALL, FLOOR AND CEILING PENETRATIONS TO MATCH EXISTING.
  - PROVIDE HANGERS AND SUPPORTS AS REQUIRED BY CODE.
  - CONTRACTOR SHALL REMOVE ALL SALVAGE MATERIALS AND DEBRIS FROM THE SITE AND REPLACE OR REPAIR ALL AREAS DAMAGED OR DISTURBED BY THE CONSTRUCTION.
  - ALL EQUIPMENT, PIPING AND FIXTURES SHALL BE INSTALLED PER CODE AND LOCAL AUTHORITY HAVING JURISDICTION.
  - ALL NEW GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL ASTM A53/120, SCREWED PIPE AND FITTINGS FOR 2" PIPE AND SMALLER. WELDED PIPE AND FITTINGS FOR 2-1/2" PIPE AND LARGER. PIPING AT 5 PSI AND HIGHER SHALL BE WELDED WITHIN THE STRUCTURE. CONCEAL ALL PIPE IN FINISHED AREAS PER CODE.
  - PROVIDE INDIVIDUAL GAS SHUTOFF AND DIRT LEG AT EACH GAS FIRED PIECE OF EQUIPMENT.
  - PROVIDE STRAINER ASSEMBLY, P-TRAPS, ANGLE STOPS AND CHROME PLATED WALL ESCUTCHEONS AT EACH PLUMBING FIXTURE.
  - CAULK EACH PLUMBING FIXTURE BETWEEN WALLS AND FLOORS WITH WHITE SILICONE RUBBER SEALANT.
  - ALL NEW HOT AND COLD WATER LINES SHALL BE SANITIZED PER MI PLUMBING CODE OR LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE PROPER AND LEAK FREE OPERATION OF THE SYSTEM.
  - PROVIDE DI-ELECTRIC FITTINGS WHERE ANY DISSIMILAR METALS ARE CONNECTED.
  - DISTRIBUTE HOT AND COLD WATER PIPING AS REQUIRED TO MEET MINIMUM CONNECTED SIZE REQUIREMENTS.
  - FIRE/SMOKE STOP ALL WALL FLOOR AND CEILING PENETRATIONS WHERE REQUIRED TO MAINTAIN FIRE/SMOKE SEPARATION AND WALL INTEGRITY. USE U.L. LISTED MATERIAL.

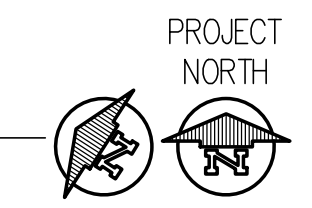
**NOTE:**  
 ALL PLUMBING FIXTURES ARE BEING REMOVED & REPLACED ONE FOR ONE.  
 ALL EXISTING ABOVE GROUND VENT, HOT & COLD PIPING TO BE REPLACED WITH NEW - ROUTE NEW IN SAME LOCATION AS EXISTING  
 ALL UNDERGROUND EXISTING SANITARY TO REMAIN  
 EXISTING WELL TO REMAIN  
 EXISTING SEPTIC SYSTEM TO REMAIN



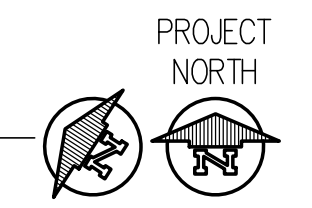
PLUMBING FIXTURE SCHEDULE				
MARK	TYPE	MFOR.	MODEL	NOTES:
P-1	60"x30.25" SOAKING BATHTUB W/ DELTA PRO-SERIES 60"x32"x57"H 5 PIECE GLUE UP TUB SURROUND IN HIGH GLOSS WHITE - CUT AS REQUIRED AT WINDOW	KOHLER	VILLAGER WHITE	MOEN RONAN SINGLE HANDLE 6-SPRAY TUB & SHOWER FAUCET & VALVE W/ 1.75 GPM MAGNETIX RAIN SHOWER IN BRUSHED NICKEL
P-2	TWO-PIECE TOILET	AMERICAN STANDARD	CHAMPION 747BA107SC.020 WHITE W/ SLOW-CLOSE SEAT	ROUND SEAT SHAPE
P-3	BATH VANITY	HOME DECORATORS COLLECTION	SEDGEWOOD WHITE	24.5"x18.75"x34.375" SINGLE SINK BATH VANITY IN WHITE W/ ARCTIC SOLID SURFACE TOP - ALSO INCLUDE DELTA PORTWOOD 4" CENTERSET 2-HANDLE BATHROOM FAUCET IN SPOTSHIELD BRUSHED NICKEL - ALSO INCLUDE MATCHING SOLID SURFACE BACK AND SIDE SPLASH
P-4	DOUBLE BOWL SINK	GLACIER BAY	VT3322A08SHA1-2	ALL-IN-1-DROP-IN STAINLESS STEEL 33" DOUBLE BOWL 4-HOLE KITCHEN SINK W/ FAUCET AND SPRAYER
P-5	NATURAL GAS TANK WATER HEATER	RHEEM OR EQUAL	G.C. TO SELECT	COMMERCIAL MEDIUM DUTY NATURAL GAS TANK WATER HEATER - G.C. TO SIZE - VENT THRU EXISTING CHIMNEY
P-6	PRESSURIZED WELL TANK	WATER WORKER OR EQUAL	G.C. TO SELECT	PRESSURIZED WELL TANK - G.C. TO SIZE
P-7	EXISTING FLOOR DRAIN TO REMAIN			



UPPER LEVEL PLUMBING PLAN  
 1/4" = 1'-0"



LOWER LEVEL PLUMBING PLAN  
 1/4" = 1'-0"



Project:

Rehab of Quadplex:  
**Charter Township of Comstock**  
 864 Lombard Street, Kalamazoo, MI 49048

Rev. Date:  
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 Issue Date: 06-03-2024  
 Schley Nelson Architects  
 Project No.

23-134  
 Sheet Name:  
 PLUMBING PLANS

Sheet No.  
**P101**  
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**MECHANICAL GENERAL NOTES**

**GENERAL**

- CONTRACTOR SHALL PAY FOR NECESSARY PERMITS, FEES, TAXES, AND APPROVALS FOR CONSTRUCTION.
- INSTALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND MAINTAIN RECOMMENDED CLEARANCES FOR SERVICE AND PROPER OPERATION OF EQUIPMENT.
- COORDINATE THERMOSTAT WITH ELECTRICAL. COORDINATE INSTALLATION OF WALL BOXES AND CONDUIT.
- PROVIDE AND INSTALL HANGERS AND SUPPORTS WHERE REQUIRED.
- M.C. IS RESPONSIBLE TO PROVIDE OWNER WITH COMPLETE SET OF INSTALLATION, OPERATION, AND MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT.
- M.C. IS RESPONSIBLE TO ENSURE THAT THE HVAC SYSTEMS ARE FULLY OPERATIONAL AND THAT THE OWNER RECEIVES ADEQUATE TRAINING AND INSTRUCTION IN THE OPERATION AND MAINTENANCE OF THE SYSTEMS AND EQUIPMENT.
- PROVIDE PIPE, DUCT, VALVE, AND EQUIPMENT LABELS AND DIRECTIONAL ARROWS.
- COORDINATE LOCATION OF DUCTWORK, PIPING, AND EQUIPMENT WITH ELECTRICAL SO THAT VERTICAL AND HORIZONTAL CLEARANCES FOR ELECTRICAL EQUIPMENT ARE MAINTAINED. PIPING, DUCTWORK AND MECHANICAL EQUIPMENT MAY NOT PASS OVER TOP OF ELECTRICAL PANELS AND EQUIPMENT.

**TESTING, ADJUSTING, AND BALANCING**

- PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM ACCORDING TO THE PROCEDURES CONTAINED IN AABC'S "NATIONAL STANDARDS FOR TESTING AND BALANCING HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS", NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, AND BALANCING OF ENVIRONMENTAL SYSTEMS", OR SMACNA'S "HVAC SYSTEMS - TESTING, ADJUSTING, AND BALANCING".

**DUCTWORK AND AIR DISTRIBUTION**

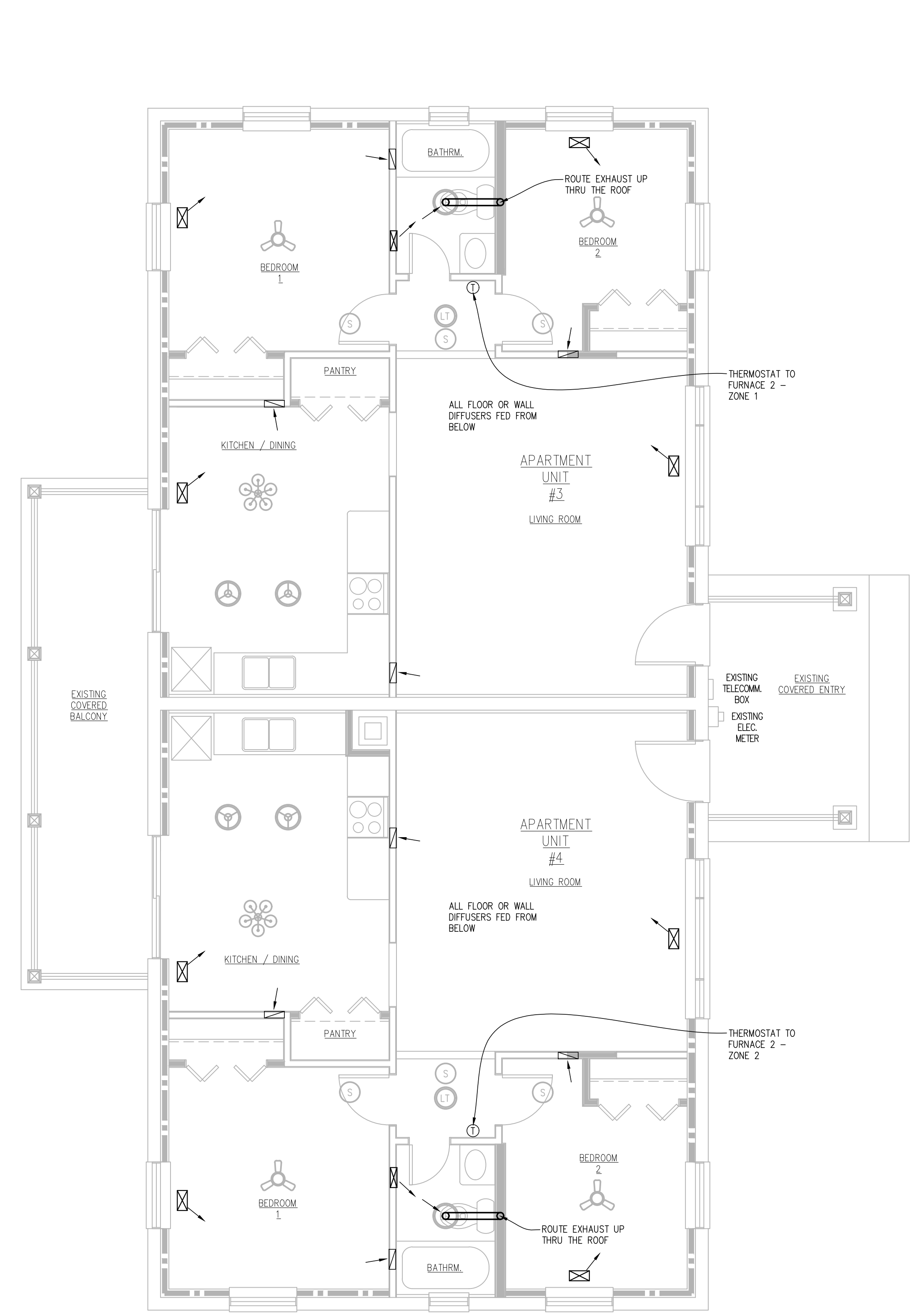
- DUCTWORK SHALL BE FABRICATED AND INSTALLED PER SMACNA STANDARDS AND THE MICHIGAN MECHANICAL CODE.
- PROVIDE DUCT TRANSITIONS AND FITTINGS AS REQUIRED.
- SEAL JOINTS, LONGITUDINAL, AND TRANSVERSE SEAMS WITH HARDCAST IRON GRIP 801, SURE GRIP 404, OR OTHER APPROVED SEALANT. SUPPLY, RETURN, AND EXHAUST AIR DUCTWORK SHALL BE SEALED TO SEAL CLASS A.
- ROUND DUCTWORK ELBOWS AND RADIUS RECTANGULAR ELBOWS MUST HAVE MINIMUM CENTERLINE RADIUS OF 1.5 TIMES THE DUCT DIAMETER.
- PROVIDE TURNING VANES IN ALL RECTANGULAR 90 DEGREE ELBOWS. MAX. LENGTH FOR A SINGLE SECTION OF VANES IS 24" LONG.
- COORDINATE DUCTWORK LOCATIONS WITH OTHER DUCTWORK, PLUMBING, LIGHT FIXTURES, CONDUIT, EQUIPMENT, ETC.
- SUPPLY AIR DUCTWORK SHALL BE DOUBLE-WALLED WITH 2" THICK FIBERGLASS LINER, PERFORATED GALVANIZED STEEL INNER WALL, AND SOLID GALVANIZED STEEL EXTERIOR WALL.
- COORDINATE COLOR OF GRILLES, REGISTERS, DIFFUSERS, LOUVERS, AND EXPOSED EQUIPMENT WITH OWNER PRIOR TO ORDERING EQUIPMENT.
- ISOLATE AIR MOVING EQUIPMENT WITH SPRING VIBRATION ISOLATORS AND WITH FLEXIBLE CANVAS CONNECTIONS TO DUCTWORK.
- MAXIMUM 5'-0" FLEX DUCT TO DIFFUSERS.
- BRANCH DUCTS TO DIFFUSERS AND GRILLES ARE SAME SIZE AS DIFFUSER OR GRILLE NECK SIZE UNLESS OTHERWISE INDICATED. PROVIDE TRANSITIONS AS REQUIRED.
- PAINT INSIDE OF DUCT PLENUM BEHIND GRILLES AND REGISTERS MATTE BLACK.

**PIPING AND HYDRONIC SYSTEMS**

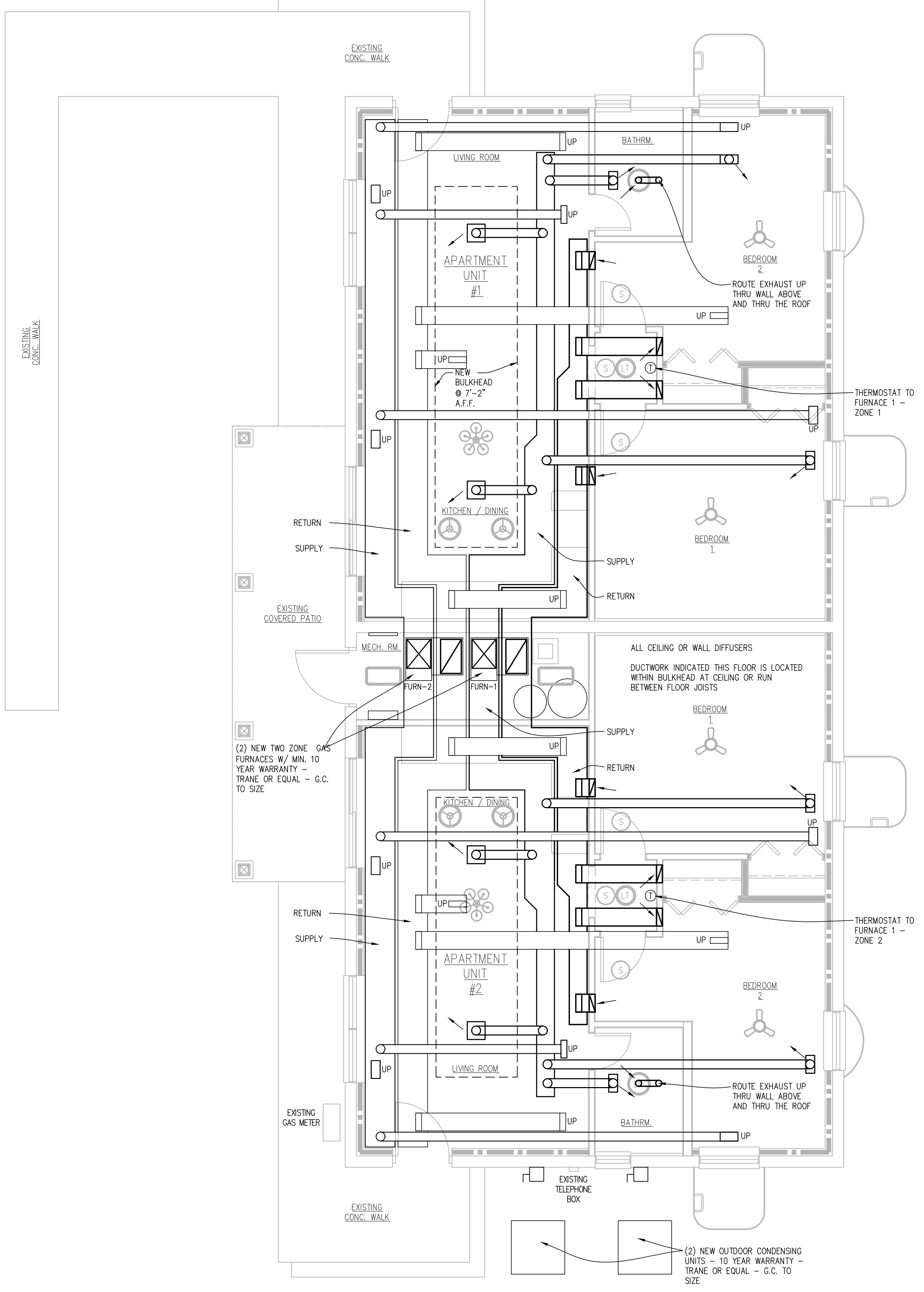
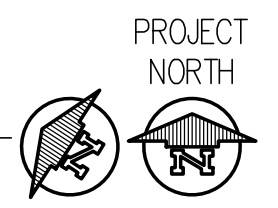
- HYDRONIC PIPING 2" AND SMALLER SHALL BE DRAWN COPPER TUBING (ASTM B 88) TYPE L WITH WROUGHT-COPPER FITTINGS AND SOLDERED JOINTS OR SCHEDULE 40 STEEL (ASTM A 53) WITH 125# CAST IRON FITTINGS AND THREADED JOINTS.
- HYDRONIC PIPING 2-1/2" AND LARGER SHALL BE DRAWN COPPER TUBING (ASTM B 88) TYPE L WITH WROUGHT-COPPER FITTINGS AND SOLDERED JOINTS OR SCHEDULE 40 STEEL (ASTM A 53) WITH WROUGHT STEEL FITTINGS AND WELDED OR FLANGED JOINTS.
- PROVIDE DI-ELECTRIC FITTINGS WHEREVER DISSIMILAR METALS ARE CONNECTED.
- PROVIDE HIGHPOINT VENTS AND LOW POINT DRAINS IN PIPING. USE BALL VALVES FOR ISOLATION FOR EACH. PIPE NIPPLE AND HOSE CONNECTIONS REQUIRED FOR DRAIN LOCATIONS.
- PROVIDE TRAPPED CONDENSATE AT EACH COOLING COIL AND CONDENSING TYPE EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. INSTALL PIPING TO NEAREST FLOOR DRAIN USING SCHEDULE 80 PVC OR COPPER PIPING TYPE 'M'.
- PROVIDE ISOLATION VALVES AND FLANGES OR UNIONS AT CONNECTIONS TO EQUIPMENT AND CONTROL VALVES.
- PROVIDE VALVED HOSE CONNECTION AT END OF STRAINERS FOR BLOW-DOWN.
- INSULATE PIPING.
- REFRIGERANT PIPING SHALL BE TYPE ACR COPPER TUBING WITH WROUGHT COPPER FITTINGS AND BRAZED OR SOLDERED JOINTS. PROVIDE AND INSTALL PIPING AND PIPING SPECIALTIES ACCORDING TO EQUIPMENT MANUFACTURER'S INSTRUCTIONS. SUBMIT MANUFACTURER APPROVED PIPING LAYOUT TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION. PROVIDE SERVICE VALVES.

**FUEL BURNING APPLIANCES AND GAS PIPING**

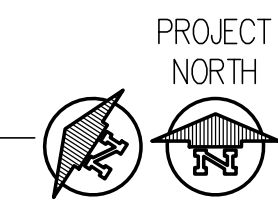
- FUEL BURNING APPLIANCES AND GAS PIPING SHALL BE CONSTRUCTED, INSTALLED, AND OPERATED IN ACCORDANCE WITH THE INTERNATIONAL FUEL GAS CODE.
- GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL. SCREWED PIPE AND FITTINGS FOR 2" PIPE AND SMALLER. WELDED PIPE AND FITTINGS FOR 2-1/2" PIPE AND LARGER AND FOR GAS PIPING WITHIN BUILDING THAT IS 5 PSI OR GREATER.
- PROVIDE INDIVIDUAL GAS SHUTOFF VALVE AND DIRT LEG AT EACH GAS FIRED PIECE OF EQUIPMENT.
- PROVIDE DRAIN PIPING FOR CONDENSING APPLIANCES ACCORDING TO EQUIPMENT MANUFACTURER INSTRUCTIONS.



UPPER LEVEL HVAC PLAN  
 1/4" = 1'-0"



LOWER LEVEL HVAC PLAN  
 1/4" = 1'-0"



Project:

Rehab of Quadplex:  
**Charter Township of Comstock**  
 864 Lombard Street, Kalamazoo, MI 49048

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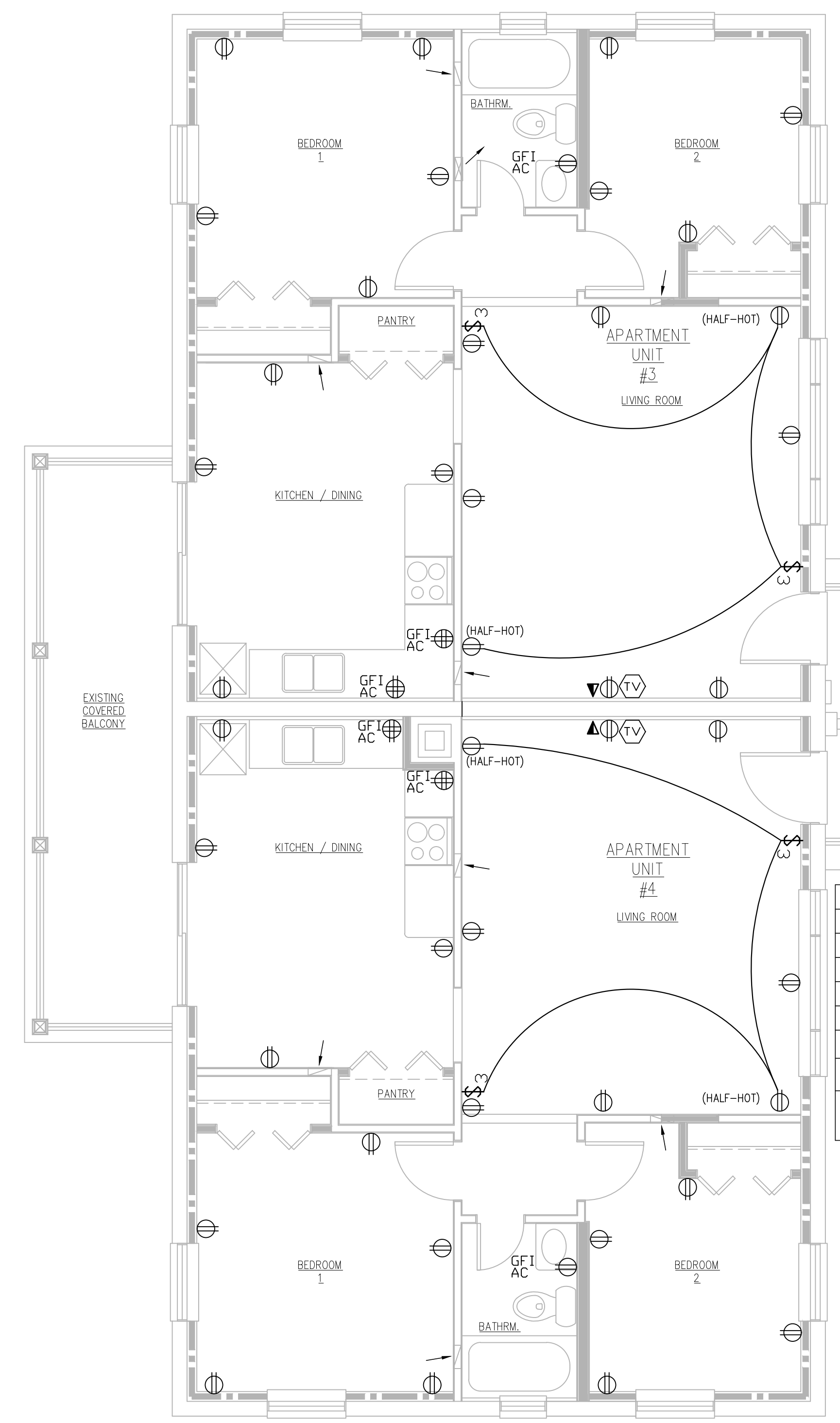
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**H101**

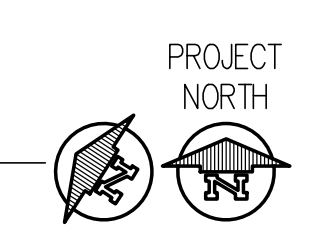
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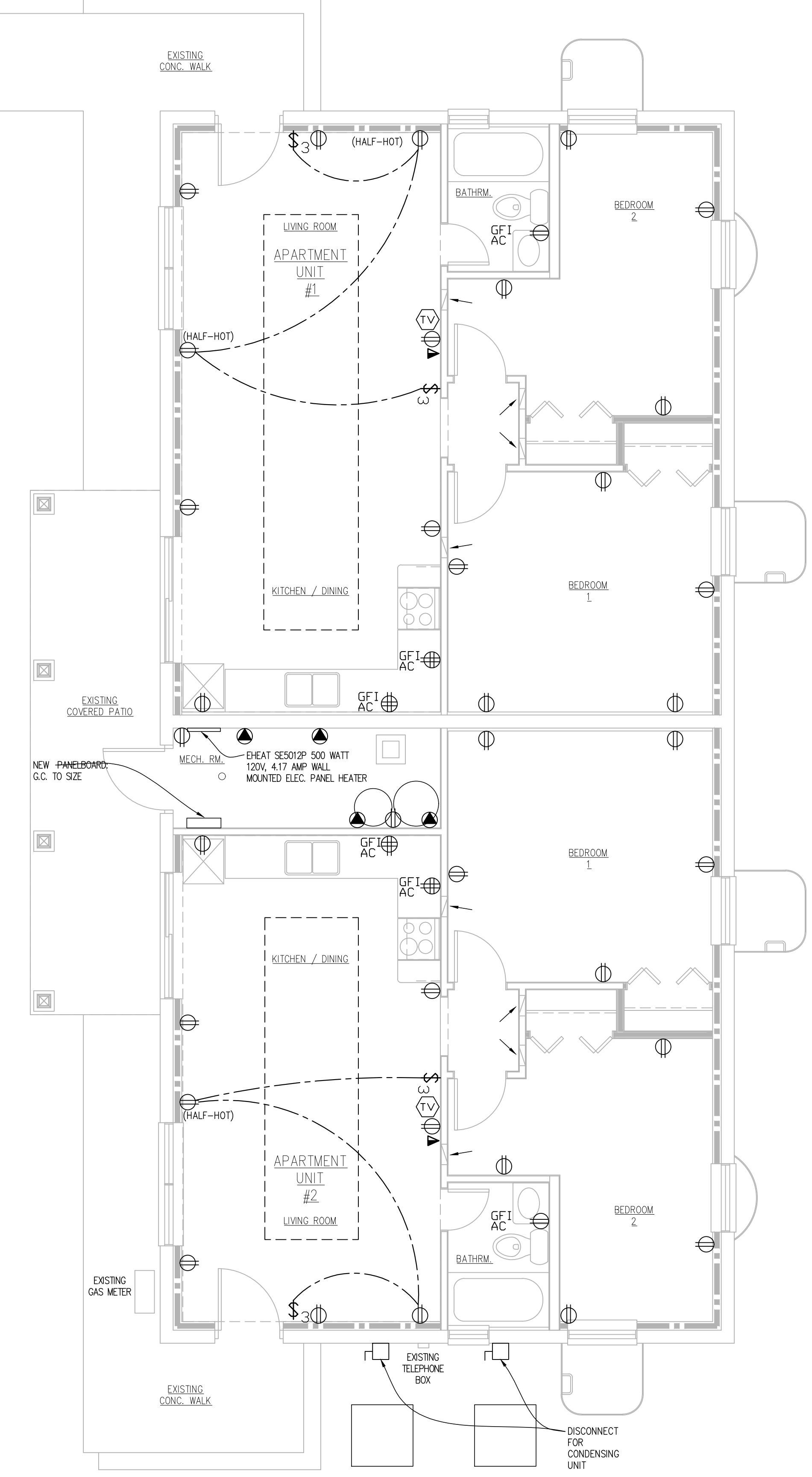
23-134
Sheet Name:
POWER PLANS
Sheet No.
<b>E101</b>
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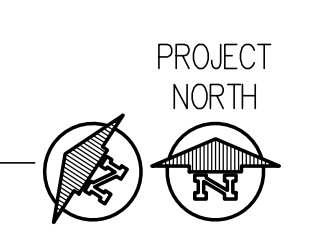
UPPER LEVEL POWER PLAN  
 1/4" = 1'-0"



ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
⊕	DUPLEX RECEPTACLE
⊕⊕	DOUBLE DUPLEX RECEPTACLE
⊕⊕⊕	SPECIAL CONNECTION AS REQ'D. BY EQUIP.
⊕⊕⊕⊕	COMBINATION COMMUNICATION/DATA OUTLET
⊕⊕⊕⊕⊕	TV OUTLET
⊕⊕⊕⊕⊕⊕	3-WAY WALL SWITCH
POWER SUBSCRIPTS	
GF1	GROUND FAULT INTERRUPTER
AC	MOUNTED ABOVE COUNTER



LOWER LEVEL POWER PLAN  
 1/4" = 1'-0"



**ELEC. GENERAL SPECIFICATIONS:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL AUTHORITIES HAVING JURISDICTION.
- SECURE AND PAY FOR ALL PERMITS AND FEES.
- SWITCHBOARDS, PANELBOARDS, AND MOTOR CONTROL CENTERS SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ARC FLASH HAZARDS. PROVIDE APPROPRIATE WARNING SIGNS PER NEC 110.16.
- LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING PER NEC 110.3(B). ELECTRICAL CONTRACTOR SHALL VERIFY ALL INSTALLATION REQUIREMENTS.
- ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY THAT ALL OVERCURRENT PROTECTIVE DEVICES INTERRUPT RATINGS EXCEED AVAILABLE FAULT CURRENTS PER NEC 110.9.
- ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY THAT ALL ELECTRICAL EQUIPMENT SHORT CIRCUIT RATINGS EXCEED AVAILABLE SHORT CIRCUIT CURRENT.
- ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY THAT WORKING AND DEDICATED EQUIPMENT SPACE REQUIREMENTS FOR ALL ELECTRICAL EQUIPMENT ARE MET PER NEC 110.26.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- ALL WIRING SHALL BE COPPER No. 12 AWG MINIMUM SIZE, TYPE THHN/THWN INSULATION. FOR ALL BRANCH CIRCUITS OVER 100 FEET LONG, CONDUCTOR SIZE SHALL BE No. 10 AWG MINIMUM SIZE.
- PROVIDE FLEXIBLE METAL CONDUIT FOR CONNECTION TO ALL MOTORS. PROVIDE A SEPARATE EQUIPMENT GROUNDING CONDUCTOR WITH ALL FLEXIBLE METAL CONDUIT. MAXIMUM LENGTH OF FLEXIBLE METAL CONDUIT ALLOWED IS 9 FEET. RUN ALL NEW CONDUIT CONCEALED WHERE POSSIBLE. WHERE EXISTING DOES NOT PERMIT CONCEALED, RUN EXPOSED. ALL CONDUIT RUN EXPOSED SHALL BE RUN SQUARE TO THE BUILDING AND PAINTED TO MATCH SURFACE MOUNTED ON.
- ALL CONDUITS SHALL CONTAIN A GREEN COLORED EQUIPMENT GROUNDING CONDUCTOR TO PROVIDE ELECTRICAL CONTINUITY TO ALL BOXES, DEVICES, FIXTURES, AND NON-CURRENT-CARRYING METAL PARTS OF EQUIPMENT.
- ALL BRANCH CIRCUITS SHALL BE 20A, 1P, C.B., (2)#12, #12GND, 3/4" UNLESS NOTED OTHERWISE. 1/2" IS PERMITTED FOR SWITCH LEGS AND VERTICAL CONDUIT RUNS IN MASONRY WALLS TO A SINGLE DEVICE.
- MAXIMUM LOAD FOR A 20 AMP BRANCH CIRCUIT SHALL BE 15 AMPS OR 1800 VOLT-AMPS AT 120 VAC.
- ALL BRANCH CIRCUITS ARE ASSUMED TO HAVE THREE OR LESS CURRENT CARRYING CONDUCTORS IN A RACEWAY OR CABLE. WHERE THE NUMBER OF CURRENT CARRYING CONDUCTORS IN A RACEWAY OR CABLE EXCEEDS THREE, THE ELECTRICAL CONTRACTOR SHALL APPLY ADJUSTMENT FACTORS PER NEC TABLE 310.15 (B)(2)(c).
- THE MAXIMUM VOLTAGE DROP ALLOWED FOR BRANCH CIRCUITS SHALL BE 3%. THE MAXIMUM VOLTAGE DROP FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE 5%.
- ALL RECEPTACLES SHALL BE 20AMP, 125V, SPECIFICATION GRADE, GROUNDING TYPE, COLOR WHITE WITH WHITE COVER PLATE. ORIENT RECEPTACLE SO GROUNDING PIN IS ON BOTTOM. PROVIDE WEATHERPROOF AND GFI RECEPTACLES WHERE SHOWN.
- ALL LIGHT SWITCHES SHALL BE SILENT TYPE, SPECIFICATION GRADE, 20AMP, 277V, COLOR WHITE WITH WHITE COVER PLATE. PROVIDE THREE WAY SWITCHES WHERE SHOWN.
- PROVIDE TEFLON BUSHINGS ON ALL CONDUIT STUBS THROUGH WALLS AND ABOVE CEILING.
- SEAL AROUND CONDUIT/SLEEVE PENETRATIONS THRU FIRE RATED WALLS, FLOORS, AND CEILING WITH U.L. LISTED FIRE RESISTANT SEALANT.
- PROVIDE WHITE ON BLACK LAMINATED PLASTIC LABEL PLATES FOR ALL ELECTRICAL PANELS WITH THE FOLLOWING INFORMATION: PANEL DESIGNATION, VOLTAGE, PHASE, WIRE, AMPERAGE, FEEDER SIZE (BREAKER AND WIRE), FEEDER LOCATION. FOR ALL SURFACE MOUNTED PANELS, LOCATE LABEL ON OUTSIDE OF COVER. FOR ALL FLUSH/RECESSED PANELS, LOCATE LABEL ON INSIDE OF COVER.
- PROVIDE WHITE ON BLACK LAMINATED PLASTIC LABEL PLATES FOR ALL FEEDERS WITH THE FOLLOWING INFORMATION: FEEDER DESCRIPTION, BREAKER SIZE, TRIP SIZE, WIRE SIZE.
- PROVIDE UPDATED TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS.
- PROVIDE ELECTRICAL DEMOLITION AS REQUIRED. FIELD VERIFY EXTENT OF ELECTRICAL DEMOLITION.

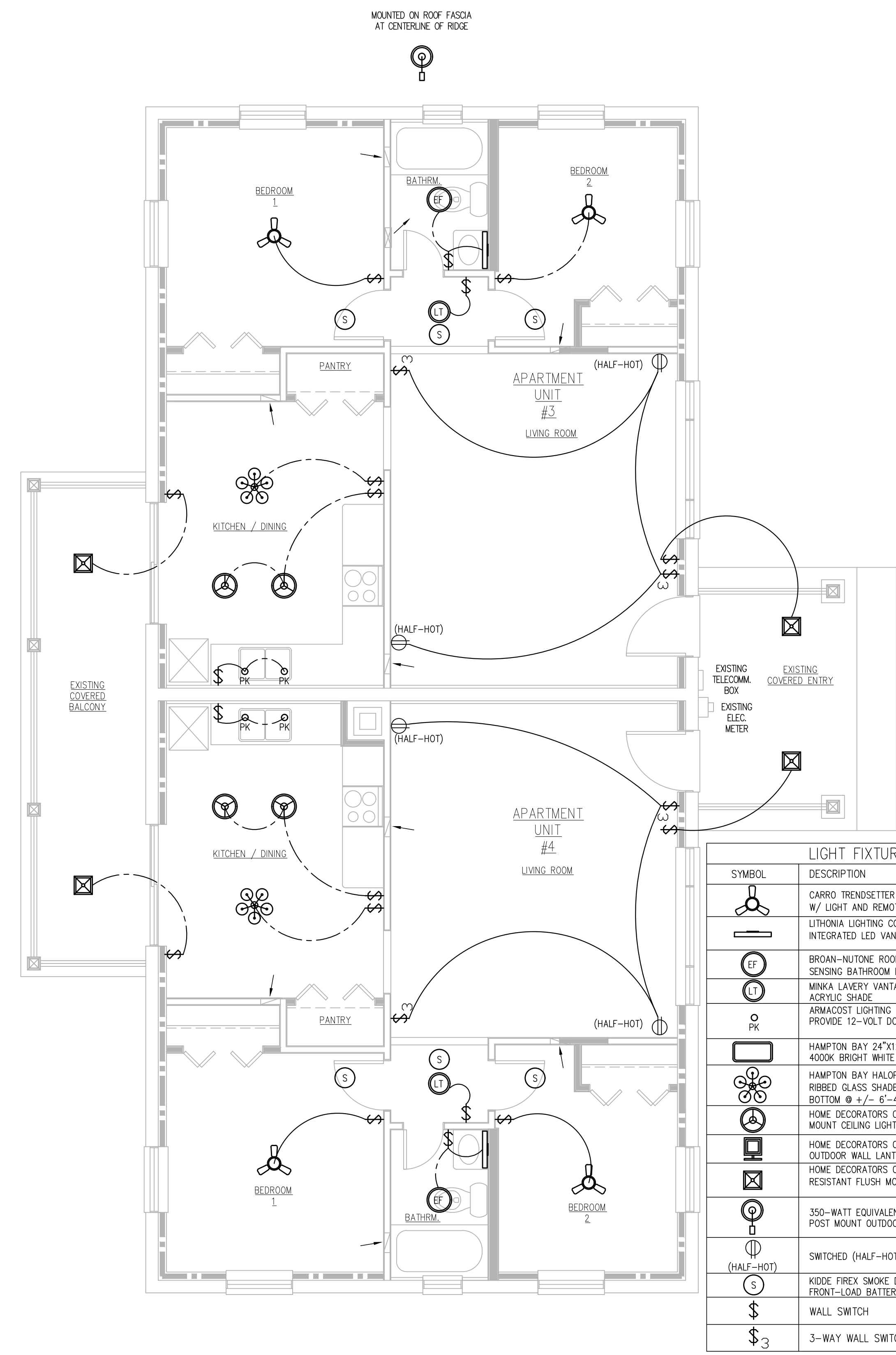
**Schley Nelson Architects**  
 4200 S. 9th Street,  
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 Oshtemo, MI 49077  
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 Architect Seal

Project:

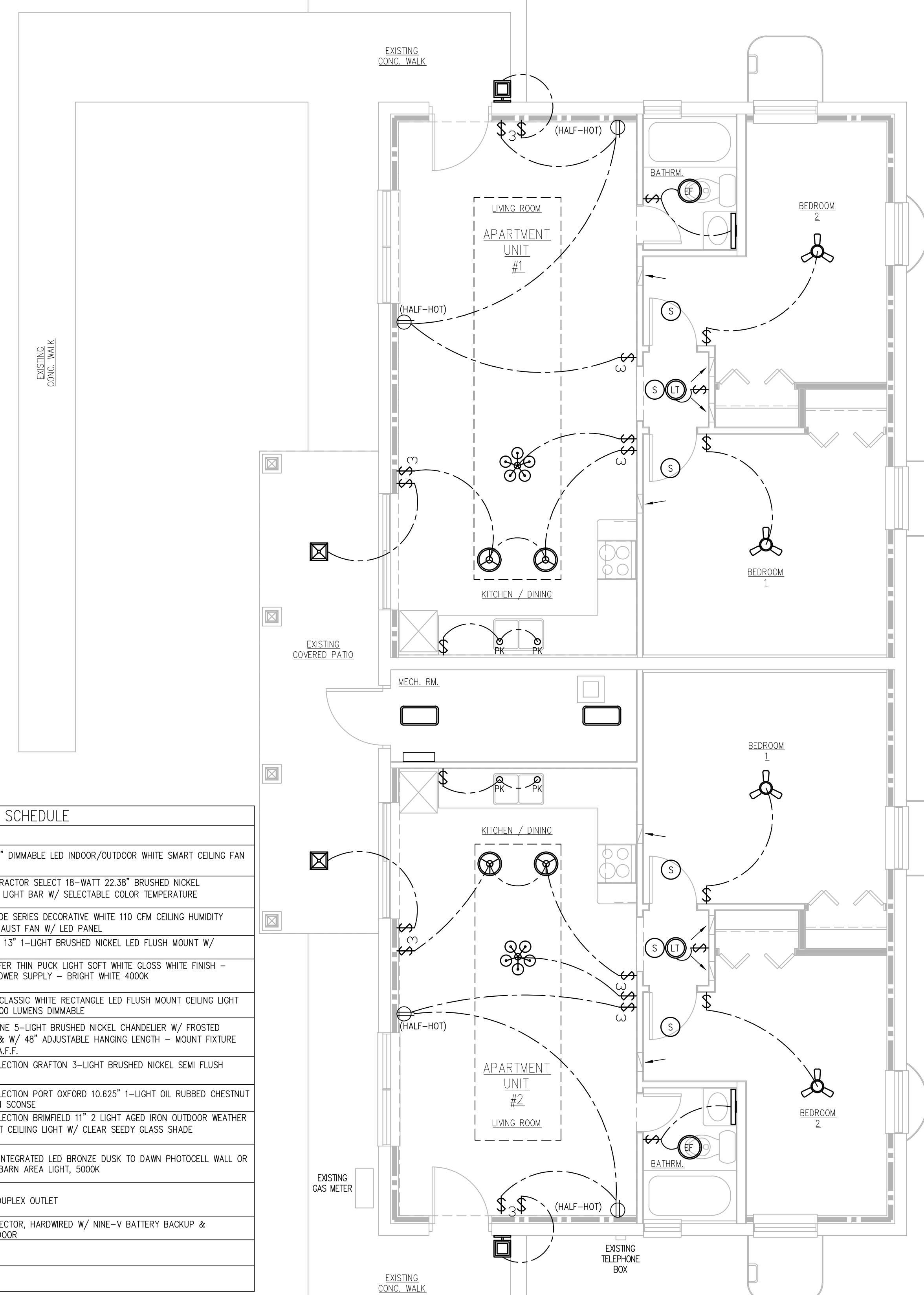
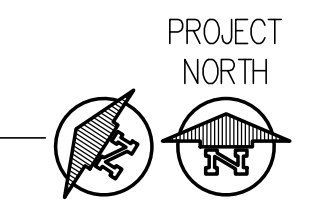
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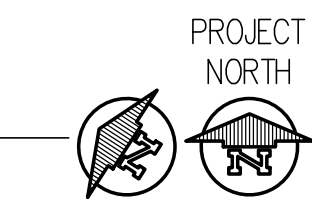
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 Sheet Name:  
 LIGHTING PLANS  
 Sheet No.  
**E102**  
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UPPER LEVEL LIGHTING PLAN  
 1/4" = 1'-0"



LOWER LEVEL LIGHTING PLAN  
 1/4" = 1'-0"



LIGHT FIXTURE SCHEDULE	
SYMBOL	DESCRIPTION
	CARRO TRENDSETTER 44" DIMMABLE LED INDOOR/OUTDOOR WHITE SMART CEILING FAN W/ LIGHT AND REMOTE
	LITHONIA LIGHTING CONTRACTOR SELECT 18-WATT 22.38" BRUSHED NICKEL INTEGRATED LED VANITY LIGHT BAR W/ SELECTABLE COLOR TEMPERATURE
	BROAN-NUTONE ROOMSIDE SERIES DECORATIVE WHITE 110 CFM CEILING HUMIDITY SENSING BATHROOM EXHAUST FAN W/ LED PANEL
	MINKA LAVERY VANTAGE 13" 1-LIGHT BRUSHED NICKEL LED FLUSH MOUNT W/ ACRYLIC SHADE
	ARMACOST LIGHTING WAFER THIN PLUCK LIGHT SOFT WHITE GLOSS WHITE FINISH - PROVIDE 12-VOLT DC POWER SUPPLY - BRIGHT WHITE 4000K
	HAMPTON BAY 24"x12" CLASSIC WHITE RECTANGLE LED FLUSH MOUNT CEILING LIGHT 4000K BRIGHT WHITE 1500 LUMENS DIMMABLE
	HAMPTON BAY HALOPHANE 5-LIGHT BRUSHED NICKEL CHANDELIER W/ FROSTED RIBBED GLASS SHADES & W/ 48" ADJUSTABLE HANGING LENGTH - MOUNT FIXTURE BOTTOM @ +/- 6'-4" A.F.F.
	HOME DECORATORS COLLECTION GRAFTON 3-LIGHT BRUSHED NICKEL SEMI FLUSH MOUNT CEILING LIGHT
	HOME DECORATORS COLLECTION PORT OXFORD 10.625" 1-LIGHT OIL RUBBED CHESTNUT OUTDOOR WALL LANTERN SCOSNE
	HOME DECORATORS COLLECTION BRIMFIELD 11" 2 LIGHT AGED IRON OUTDOOR WEATHER RESISTANT FLUSH MOUNT CEILING LIGHT W/ CLEAR SEEDY GLASS SHADE
	350-WATT EQUIVALENT INTEGRATED LED BRONZE DUSK TO DAWN PHOTOCELL WALL OR POST MOUNT OUTDOOR BARN AREA LIGHT, 5000K
	SWITCHED (HALF-HOT) DUPLEX OUTLET
	KIDDE FIREX SMOKE DETECTOR, HARDWIRED W/ NINE-V BATTERY BACKUP & FRONT-LOAD BATTERY DOOR
	WALL SWITCH
	3-WAY WALL SWITCH